

Welcome to our Translatable Lease Template!

The goal of this template is to have a lease template that we can offer to landlords that is available in English as well as the most common languages seen in the Pittsburgh area. We hope this lease will serve as proactive compliance with the City's protected class of preferred language, as well as allowing for clearer communication and stronger relationships between landlord and tenants.

To be a useful tool, we want to make sure it meets the needs of both landlords and tenants before we have the template translated and distributed widely.

Please take our quick survey, located [here](#) to provide your valuable feedback!

Kindly,
The Office of Immigrant and Refugee Affairs

LEASE AGREEMENT

1. THE PARTIES. This Lease Agreement ("Agreement") made this [DATE] is between:

Landlord: [LANDLORD'S NAME] with a mailing address of [ADDRESS], email address of [EMAIL ADDRESS], and phone number of [PHONE NUMBER], and

Tenant(s): [TENANT'S NAME] with a mailing address of [ADDRESS], email address of [EMAIL ADDRESS], and phone number of [PHONE NUMBER],

Tenant(s): [TENANT'S NAME] with a mailing address of [ADDRESS], email address of [EMAIL ADDRESS], and phone number of [PHONE NUMBER].

2. PREFERRED LANGUAGES.

Landlord: LANDLORD'S PREFERRED WRITTEN LANGUAGE and LANDLORD'S PREFERRED SPOKEN LANGUAGE, and

Tenant(s): TENANT'S PREFERRED WRITTEN LANGUAGE and TENANT'S PREFERRED WRITTEN LANGUAGE

*If the landlord's preferred language not English and also not the tenant's preferred language, then the default language will be English.

3. PREMISES. The Landlord agrees to rent the following property to the Tenant in exchange for the Payment Terms in Section 5:

a.) Property Address: [ADDRESS]

4. LEASE TYPE. This Agreement shall be considered a fixed lease. The Tenant shall be allowed to occupy the Premises starting on [LEASE START DATE] and end on [LEASE END DATE] ("Lease Term"). At the end of the Lease Term and no renewal of the Lease is made, the Tenant continues to lease the Premises under the same terms of this Agreement under a month-to-month arrangement.

5. PAYMENT TERMS. During the Lease Term, the Tenant shall be responsible for the following (check all that apply):

☐ - Monthly Rent. \$[AMOUNT] due on the [#] of each month and paid under the following instructions: [RENT PAYMENT INSTRUCTIONS]

☐ - Security Deposit. \$[AMOUNT] received at signing of this Agreement

☐ - Other. [OTHER]

6. UTILITIES. The Tenant shall be responsible for the following utilities and services to the Premises: [UTILITIES].

Utility	Landlord	Tenant
Electric	<input type="checkbox"/>	<input type="checkbox"/>
Garbage	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>
Sewage*	<input type="checkbox"/>	<input type="checkbox"/>
Water*	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>

*If tenant is responsible for these charges but the service is in the landlord's name, a copy of the bill must be provided to the tenant before payment is required. The Tenant shall have at least Thirty (30) days to pay for the charges.

7. APPLIANCES. The Landlord shall provide and maintain (check one):

Appliance	Landlord	Tenant	N/A
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. LANDLORDS ENTRY ONTO PROPERTY. The LANDLORD can enter the property at reasonable times with twenty-four (24) hours' notice to the tenant. The LANDLORD can enter the property to inspect it; make repairs, alterations or improvements; supply services; or, show the property to prospective buyers, lenders, contractors, insurers, or tenants. In case of emergency, the LANDLORD can enter the property at any time without notice to the tenant.

9. PETS. The Tenant (check one):

☐ - Shall have the right to have [#] pet(s) on the Premises consisting of [TYPES OF PETS] that do not weigh over [# OF POUNDS] pounds. For the right to have pet(s) on the Premises the Landlord shall charge a fee of \$[PET FEE] that is ☐ non-refundable ☐ refundable unless there are damages related to the pet. The Tenant is responsible for all damage that any pet causes, regardless of

ownership of said pet and agrees to restore the Premises to its original condition at the Tenant's expense.

☐ - Shall not have the right to have pets on the Premises or in the common areas.

8. INSURANCE. Tenant acknowledges that LANDLORD'S insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall LANDLORD be held liable for such losses. Tenant is hereby advised to obtain their own insurance policy to cover any personal property. Tenant is strongly encouraged to obtain a renters' insurance policy to cover personal liability and personal property damage.

9. NOTICES. Any notice to be sent by the Landlord or the Tenant to each other shall use the following addresses:

Landlord's / Agent's Address: [LANDLORD/AGENT ADDRESS]

Tenant's Mailing Address (check one):

☐ - The Premises.

☐ - Other. [TENANT'S ADDRESS FOR NOTICES]

If contact information changes during the course of the lease, the party with the change will notify the other party in writing by (EMAIL/TEXT)

10. ADDITIONAL TERMS & CONDITIONS. [ADDITIONAL TERMS & CONDITIONS]

11. LEASE TERMINATION BASED ON INTIMATE PARTNER VIOLENCE:

Notwithstanding any other provision of this lease, the Tenant may terminate this lease agreement without penalty or liability if the Tenant or a member of the Tenant's household fears imminent violence or harm by a person after being subjected to domestic violence, sexual assault or stalking. In order to exercise this provision, the Tenant must provide written notice to the Landlord: 1) stating the Tenant or household member's belief of imminent risk of harm from a person if the Tenant or household member remains in the leased premises; 2) containing documentary evidence of the domestic violence, sexual assault or stalking, such as a protection from abuse or restraining order, a police report or other record from a law enforcement agency, or a verification from a third-party provider of services related to the domestic violence, sexual assault or stalking, such as a healthcare provider, domestic violence agency or social worker. After providing such notice, the Tenant shall be released from the Lease effective thirty days from the date of the notice or such earlier date as agreed-upon by the Landlord and Tenant. Nothing in this section shall affect the Tenant's liability for delinquent, unpaid rent, or any other amounts owed to the Landlord due under the Lease prior to the effective date of termination of the lease. Notwithstanding

anything hereto to the contrary, Tenant shall be responsible for any and all costs and expenses for any and all damage to the leased premises caused by the gross negligence or willful misconduct of the Tenant.

12. SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

13. LEAD PAINT. (check one):

- ☐ - The Premises was built prior to 1978 and there is an attachment titled the 'Lead-Based Paint Disclosure' that must be initialed and signed by the Landlord and Tenant.
- ☐ - The Premises was not built prior to 1978.

Landlord's Signature: _____

Print Name: _____

Date: _____

Tenant's Signature: _____

Print Name: _____

Date: _____

Tenant's Signature: _____

Print Name: _____

Date: _____

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