

ALASKA RESIDENTIAL LEASE AGREEMENT TEMPLATE

Governing jurisdiction: Alaska (AK). This template is intended for residential property located in Alaska.

This Residential Lease Agreement ("Agreement") is entered into on _____, 20____, by and between _____ ("Landlord") and _____ ("Tenant").
Landlord and Tenant may be referred to collectively as the "Parties."

1. PREMISES

Landlord leases to Tenant the residential property located at _____, City of _____, Alaska, ZIP _____ (the "Premises"), for use as a private residence only.

2. ALASKA COVERAGE AND LOCAL-CODE READINESS

Property type: _____ Occupancy type and purpose: _____ Subsidized housing: ☐ No ☐ Yes
Employment-conditioned occupancy: ☐ No ☐ Yes

Municipality: _____ Borough: _____ Local building, housing, and occupancy rules checked: ☐ Excessive-police-response ordinance checked: ☐ Proposed fee allocation, if any: _____

Use this form only for a covered Alaska residential rental. Route any excluded institutional, sale-contract, organization, transient, qualifying employment-conditioned, condominium or cooperative owner, agricultural, or qualifying supportive-housing arrangement to its dedicated workflow. Apply any local police-response fee only after verifying the ordinance and lawful allocation for the Premises.

3. ALASKA MANAGER AND OWNER NOTICE

Before the tenancy begins, Landlord shall disclose in writing the person authorized to manage the Premises. Name: _____ Address: _____

Owner or person authorized to receive service of process, notices, and demands. Name: _____ Address: _____

Landlord shall keep this information current and notify Tenant in writing of a change as Alaska law requires.

4. TERM

The lease term begins on _____, 20____ and (check one):

☐ ends on _____, 20____ (fixed term).

☐ continues month-to-month until terminated by either Party with written notice as required by applicable law.

5. ALASKA RENTAL TERM AND CONDITION FACTS

Lease start date: _____ Lease end date, if fixed: _____ Rent-payment frequency: _____ Rent due date: _____ Payment place or method: _____

☐ A separate premises condition statement and contents inventory is completed and attached. ☐ That workflow is not invoked for this tenancy. Date delivered: _____

If the Parties do not state a definite term, apply the statutory week-to-week or month-to-month default that matches the rent-payment facts; this blank does not invent a fixed term.

6. ALASKA PERIODIC-TENANCY NOTICE

To terminate without breach, a week-to-week tenancy requires at least 14 days' written notice. A month-to-month tenancy requires at least 30 days' written notice before the rent due date specified in the notice.

7. RENT

Tenant shall pay rent of \$_____ per month, due in advance on the _____ day of each calendar month, payable to _____ at _____.

If rent is not received within _____ days after the due date, Tenant shall pay a late charge of \$_____, to the extent permitted by applicable law.

8. SECURITY DEPOSIT AND PREPAID RENT — ALASKA

Monthly rent: \$_____ Security deposit: \$_____ Prepaid rent: \$_____ Pet deposit: \$_____ ☐ No animal ☐ Pet ☐ Statutory service animal

Unless Alaska's statutory high-rent exception applies, Landlord shall not demand a combined security deposit and prepaid rent above two months' periodic rent. Validate any separate pet deposit under the statute and do not impose a statutory pet deposit for a service animal.

Landlord shall hold covered funds using the required trust-account treatment. After termination, select the correct statutory 14-day or 30-day return and itemization branch from the actual notice, possession, deduction, and forwarding-address facts; this lease does not replace the required accounting.

9. UTILITIES

Tenant shall pay all utilities and services for the Premises, except the following, which Landlord shall pay: _____.

10. OCCUPANTS

The Premises shall be occupied only by Tenant and the following named occupants:

_____.

11. PETS

(Check one) ☐ Pets are not permitted on the Premises. ☐ Pets are permitted as follows:

_____, with an additional pet deposit of \$_____, to the extent permitted by applicable law.

12. MAINTENANCE AND REPAIRS — ALASKA

Landlord shall comply with applicable building and housing codes, make required repairs, maintain common areas and supplied systems, and provide the water, heat, locks, safety devices, and other services required by Alaska law for the Premises.

Any allocation of repair or maintenance work to Tenant must satisfy the applicable statutory conditions and may not waive a nondelegable duty. Tenant shall keep the Premises reasonably clean and promptly report conditions requiring repair.

13. RIGHT OF ENTRY — ALASKA

For ordinary entry, Landlord shall obtain Tenant's consent, give at least 24 hours' notice, enter at a reasonable time, and use a lawful purpose. The statutory emergency and impracticable-notice exceptions remain limited to their circumstances, and neither Party may abuse access rights.

14. DEFAULT AND STATUTORY REMEDIES — ALASKA

Before giving a termination notice, Landlord shall select the exact Alaska branch for nonpayment, material noncompliance, damage, repeat breach, utility failure, or illegal activity. The seven-day period applies only to the statutory nonpayment branch; every other notice, cure, and termination date must follow its own conditions.

15. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Alaska.

16. STATE AND LOCAL REQUIREMENTS

This blank template identifies Alaska as the governing jurisdiction. It does not automatically supply every disclosure, addendum, notice, or local term that may apply to the Premises or Parties. Before signing, review current Alaska law and any applicable city or county requirements, and attach required materials.

17. ADDITIONAL TERMS

18. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and may be modified only in a writing signed by both Parties.

19. ALASKA PROTECTED TERMS AND EXECUTION

Nothing in this Agreement waives rights or remedies that Alaska law makes nonwaivable, authorizes confession of judgment, excuses prohibited Landlord liability, requires prohibited indemnity, or creates a party-specific attorney-fee clause barred by law.

The Parties should complete, sign, and deliver this Agreement. Alaska law may give effect to an unsigned or undelivered agreement through statutory performance; when that fallback alone applies to a stated term longer than one year, its effect is limited to one year. The Parties should not rely on that fallback instead of proper execution.

SIGNATURES

Landlord

Signature: _____ Date: _____

Printed Name: _____

Tenant

Signature: _____ Date: _____

Printed Name: _____