

ARKANSAS RESIDENTIAL LEASE AGREEMENT TEMPLATE

Governing jurisdiction: Arkansas (AR). This template is intended for residential property located in Arkansas.

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 _____, Arkansas, ZIP _____ (the "Premises"), for use as a private residence only.

2. ARKANSAS COVERAGE AND LOCAL-LAW READINESS

Property type: _____ Occupancy type and purpose: _____ Employment-conditioned occupancy: ☐ No ☐ Yes Charitable or emergency shelter: ☐ No ☐ Yes

City: _____ County: _____ Stricter local housing, building, and occupancy standards checked: ☐ Local rent, application-fee, or deposit control detected: ☐ Local-government property interest: ☐ No ☐ Yes

Use this form only for a covered Arkansas residential rental. Route excluded institutional, sale-contract, organization, transient, qualifying employment-conditioned, condominium or cooperative owner, agricultural, charitable, and emergency-shelter arrangements to their dedicated workflows. Apply a stricter local housing standard when valid, but do not apply a private-property price control preempted by Act 459 without separately checking the public-property exception and the statewide deposit rule.

3. OPTIONAL ARKANSAS QUALITY MOVE-IN FORM WORKFLOW

☐ Landlord elects the statutory move-in defect-form route. ☐ This optional route is not used. Date possession became available: _____

If elected, provide a separate form listing the applicable statutory quality defects when possession becomes available. Tenant returned the form: ☐ Signed without a noted defect ☐ With noted defects ☐ Not returned Return date: _____ Confirm whether the return occurred within two business days.

This is an optional statutory compliance route, not a universal mandatory disclosure. Preserve the separate form and timing record when it is used.

4. ARKANSAS LICENSED PROPERTY-MANAGER LEASE CONTENT

Residential real estate is managed by a licensed property manager: ☐ No ☐ Yes. If yes, complete every field in this section and obtain the required signatures.

Property manager name: _____ Business address: _____
_____ Tenant contact information: _____ -
Premises address: _____

Rent and payment terms: _____ Lease term: _____ -
Initial funds received and purpose: _____ Security-deposit holder:

Method for notice if the management agreement terminates: _____ Property
manager or executive broker signature: _____ Date: _____ Tenant
signature: _____ Date: _____

5. 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.

6. ARKANSAS RENTAL TERM AND PAYMENT FACTS

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

Tenant is a roomer paying weekly: ☐ No ☐ Yes. If the Parties do not state a definite term, apply the statutory week-to-week branch only to a qualifying roomer paying weekly and the month-to-month branch to other covered tenancies.

7. ARKANSAS PERIODIC-TENANCY NOTICE

To terminate without breach, a week-to-week tenancy requires at least seven days' written notice before the termination date. A month-to-month tenancy requires at least 30 days' written notice before the termination date.

8. 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.

9. SECURITY DEPOSIT — ARKANSAS COVERAGE GATE

Owner dwelling-unit count, including related ownership: _____ Unit is managed for a fee by a third party: ☐ No ☐ Yes
Monthly rent: \$_____ Security deposit: \$_____

☐ The five-or-fewer-unit owner exemption applies. ☐ The security-deposit subchapter applies. Confirm the exemption and its fee-management exception before selecting either box. When the subchapter applies, Landlord shall not require a security deposit above two months' periodic rent.

For a covered deposit, within 60 days after termination and delivery of possession Landlord shall mail the itemized deductions and any balance to Tenant's last known address. Preserve the returned-mail and statutory remedy branches.-
Last known address: _____ Accounting mailed: _____

10. UTILITIES

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

_____.

11. OCCUPANTS

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

_____.

12. 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.

13. ARKANSAS RESIDENTIAL QUALITY STANDARDS

Lease entered or renewed after November 1, 2021: ☐ No ☐ Yes Lease-purchase arrangement: ☐ No ☐ Yes
Force-majeure or temporary exception claimed: ☐ No ☐ Yes Written renovation-responsibility agreement:
☐ No ☐ Yes

For a covered lease, Landlord shall preserve the statutory standards for available hot and cold water, electricity, potable drinking water, sewer and plumbing, roof and building envelope, and any heating or air-conditioning system that serves the dwelling. Any renovation allocation or temporary exception must satisfy its exact statutory conditions.

Tenant shall keep the Premises reasonably clean, use facilities properly, promptly report a claimed defect, and continue paying rent unless a separate law provides otherwise.

14. RIGHT OF ENTRY — ARKANSAS

Tenant shall not unreasonably withhold consent for the lawful entry purposes listed by Arkansas law. The cited state provision does not supply a universal numeric advance-notice period; ordinary entry shall use this contract notice term only after checking applicable local law: _____. Handle emergencies separately and do not use an entry or lock-change clause to evade Tenant's rights.

15. DEFAULT AND STATUTORY REMEDIES — ARKANSAS

Before giving a termination or possession notice, select the exact Arkansas branch. Distinguish the 14-day remediable noncompliance route, five-day nonpayment rule, emergency health-and-safety treatment, and any other applicable possession procedure; apply only the supported notice, receipt, cure, and termination conditions.

16. ARKANSAS QUALITY-STANDARD NOTICE AND REMEDY

For a covered residential quality-standard claim, Tenant must remain current on rent and give written notice by certified mail or the method stated in this Agreement. Defect: _____ Notice method: _____ Received: _____ 30-calendar-day cure deadline: _____

If the violation remains uncured after the statutory period and all conditions are satisfied, route the matter to the limited termination-without-penalty and recoverable-deposit-refund remedy. This Agreement does not authorize rent withholding.

17. ARKANSAS NATIONAL GUARD PROTECTED TERMINATION

Before enforcing an early-termination charge, screen for a qualifying Arkansas National Guard soldier, airman, or spouse using the dwelling as a primary residence. Qualifying active service: ☐ Permanent change meeting the statutory distance rule: ☐ Honorable release: ☐ Orders or supporting documents received: ☐

If the statutory criteria are satisfied, use the protected cancellation process and applicable effective date; do not replace that process with a generic early-termination fee.

18. GOVERNING LAW

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

19. ARKANSAS FEDERAL LEAD-DISCLOSURE GATE

Year built: _____. Target housing built before 1978: ☐ No ☐ Yes Federal exemption supported: ☐ No ☐ Yes

Before Tenant is obligated for covered target housing, provide the current federal lead-hazard pamphlet, disclose known lead-based paint and hazards, and provide available reports or records. Attach the current separate federal disclosure materials; this lease does not recreate them. Materials delivered: ☐ Date: _____

20. STATE AND LOCAL REQUIREMENTS

This blank template identifies Arkansas 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 Arkansas law and any applicable city or county requirements, and attach required materials.

21. ADDITIONAL TERMS

22. ENTIRE AGREEMENT

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

23. ARKANSAS LONGER-TERM WRITING AND SIGNATURE

Lease term in months: _____. If the term is longer than one year, this Agreement or a sufficient memorandum must be in writing and signed by the party against whom enforcement is sought or that party's authorized signer. Authorized signer capacity, if any: _____

SIGNATURES

Landlord

Signature: _____ Date: _____

Printed Name: _____

Tenant

Signature: _____ Date: _____

Printed Name: _____