

DISTRICT OF COLUMBIA RESIDENTIAL LEASE AGREEMENT TEMPLATE

Governing jurisdiction: District of Columbia (DC). This template is intended for residential property located in District of Columbia.

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

2. DISTRICT PROPERTY ELIGIBILITY REVIEW

This blank form is not proof that the Premises may lawfully be rented. Before use, confirm the property's current housing business license, certificate of occupancy when required, Rental Housing Act registration or filed exemption, rent-stabilization status, subsidy or conversion status, and outstanding code record.

Recheck current District law and any temporary-law flags at generation and signing. The correct rent, notice, and disclosure path depends on those property-specific facts.

3. DISTRICT APPLICATION AND SCREENING CHECKLIST

☐ Before requesting screening information or fees, provide the current statutory screening notice. Notice date:

☐ Verify the current CPI-adjusted application-fee ceiling and all pre-lease fee restrictions before stating or collecting a fee. Current verified ceiling: \$_____ Fee requested: \$_____

☐ Check voucher protections and whether the applicant applied to the same housing provider within the preceding 30 days. ☐ If screening is not performed, refund the application fee within a reasonable time, no later than 14 days.

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. RENT AND LATE FEE — DISTRICT OF COLUMBIA

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

This free District of Columbia template is a general starting form provided for informational purposes only. It is not legal advice or a guarantee of compliance. State and local requirements and property facts vary; review current law and attach any disclosures or addenda required for the tenancy before signing.

Maximum late fee: \$_____, never more than five percent of the full rent due. A late fee may be charged only after rent is unpaid for five days, or after any longer grace period stated here: _____ days. The fee shall not be compounded, charged more than once for the same late payment, deducted from a later rent payment, imposed on a subsidy provider's unpaid share, or used as an eviction basis.

6. SECURITY DEPOSIT — DISTRICT OF COLUMBIA

Tenant shall deposit \$_____ as security. For a covered unit, the deposit may not exceed one full month's rent and may be charged only once. Landlord shall state the deposit terms and hold the funds in the interest-bearing District escrow required by law.

Landlord shall follow the District move-out inspection process. Within 45 days after the tenancy ends, Landlord shall return the deposit and accrued interest or give the permitted withholding notice; when withholding is claimed, Landlord shall provide the remaining balance and itemized accounting within the following 30 days.

7. UTILITIES

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

_____.

8. OCCUPANTS

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

_____.

9. 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.

10. MAINTENANCE AND REPAIRS — DISTRICT OF COLUMBIA

Landlord shall maintain the Premises in continuing compliance with applicable District property-maintenance and housing requirements. Landlord shall not offer or continue an agreement for conditions that make the Premises unsafe or unsanitary where District law treats the lease or condition as prohibited.

Tenant shall keep the Premises clean, use facilities reasonably, and promptly report conditions requiring repair.

11. HOUSING-PROVIDER ENTRY — DISTRICT OF COLUMBIA

Except for a statutory emergency, Landlord may enter only for a reasonable housing-related purpose after at least 48 hours' written notice, or a shorter period agreed to in writing. Entry shall occur between 9:00 a.m. and 5:00 p.m. on a day other than Sunday or a federal holiday unless Tenant agrees otherwise in writing. Required paper-notice fallback rules remain applicable when electronic notice is not acknowledged.

When Tenant alleges a housing-code violation, Tenant shall not unreasonably prevent access for assessment and abatement and shall provide access within 48 hours after Landlord's written request as District law requires.

12. DEFAULT AND RECOVERY OF POSSESSION — DISTRICT OF COLUMBIA

Lease expiration alone is not a ground to recover possession from a Tenant who continues paying rent. Landlord must identify a current statutory ground and use the ground-specific notice, language, service, filing, timing, and cure process. Required registration or exemption and licensing must be current before an action is pursued.

13. GOVERNING LAW

This Agreement shall be governed by the laws of the District of Columbia.

14. REQUIRED DISTRICT DISCLOSURES AND OFFICIAL FORMS

Before accepting an application or applicable fees, obtain and provide the current official District disclosure package required for the Premises. Do not substitute this blank lease for the Rent Administrator disclosure form, Tenant Bill of Rights, or other current agency-issued materials.

For a pre-1978 dwelling, complete the current Mayor-issued lead disclosure and provide any clearance report, certification, or recurring rights notice required by the property and occupant facts. Attach the official forms; this template does not recreate them.

15. STATE AND LOCAL REQUIREMENTS

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

16. ADDITIONAL TERMS

17. ENTIRE AGREEMENT

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

18. DISTRICT PROTECTED TERMS AND COPY DELIVERY

Nothing in this Agreement waives protected District housing rights, excuses owner negligence, waives jury-trial rights where prohibited, authorizes confession of judgment, or shifts owner costs or legal fees contrary to District law.

Landlord shall provide Tenant an exact, legible, completed copy of every agreement or application Tenant signs upon execution or within seven days after execution.

SIGNATURES

Landlord

Signature: _____ Date: _____

Printed Name: _____

Tenant

Signature: _____ Date: _____

Printed Name: _____