On this day, _____ , this **LEASE CONTRACT** is entered into and made effective between

the **LESSOR**_____ and the **LESSEE** _____ .

PREMISES

The Lessor desires to lease the following property to the Lessee, hereinafter called the **PREMISES**:

ADDRESS _____ **CITY** _____ **STATE**_____ **ZIP CODE** _____

PROPERTY DETAILS: _____

PROPERTY MANAGER CONTACT DETAILS: _____

TERM

Lease shall start on _____ and shall continue for the duration indicated below, hereinafter called the **TERM:**

☐ **FIXED - Lease will end on** _____

This lease will terminate and the Lessee shall vacate the Premises unless (1)Mandated by law, (2) there is a new agreement, or (3) Lessor accepts rent payments and tenancy continues as a month-to-month agreement.

☐ **MONTH-TO-MONTH**

This lease will renew automatically each month until terminated by Lessor or Lessee by providing written notice in a manner prescribed by state law.

RENT

$_____**RENT** payment is due from the Lessee each month and must be paid by the _____day of each month.

-Lessee will pay the following **LATE FEES** when rent is not paid on time: _____

-Lessee will pay the following **RETURN FEE** for each payment that is returned unpaid (insufficient funds, cancelled check, etc...): **$** _____

-Lessee will **pay separately** for the following utilities and services which **must be paid in addition to rent payment**:

_____

DEPOSIT

$_____ **SECURITY DEPOSIT** is due and is refundable.

Security Deposit is due upon lease signing and may be used by the Lessor to pay for any damages caused by the Lessee or any costs incurred from the noncompliance with the terms of this agreement. Security Deposit cannot be used by Lessee in lieu of rent payment, and if any portion of the deposit is used during the lease, Lessee agrees to replenish security deposit after written notice is delivered. Any remainder will be returned to the Lessee after the Lessee vacates the Premises.

SUMMARY

LESSEE will submit **DEPOSIT** and **RENT** payment to **LESSOR** and take possession of the **PREMISES** for duration of the **TERM**.

Move-In Costs	Amount	Collected	Balance
Security Deposit (from above)			
First Month's Rent (from to)			
☐Next Month's Rent ☐Last Month's Rent			
TOTAL			

Lessor will grant lease to Lessee subject to the **TERMS and CONDITIONS**, **NOTES** and **DISCLOSURES** as contained herein.

TERMS and CONDITIONS

*

*

*

*

*

DISCLOSURES

*

*

Additional documents that have been attached to this Lease Agreement are noted below:

- ☐ Move-In/ Move-Out Form
- ☐ Pet Agreement
- ☐ Utilities Addendum
- ☐ Maintenance Addendum

- ☐ Fire & Life Safety Disclosure
- ☐ Smoke Alarm Disclosure
- ☐ Mold Disclosure
- ☐ Asbestos Disclosure

- ☐ Disclosure of Death or Disease
- ☐ Disclosure of Contamination
- ☐ Bed Bug Infestation Disclosure
- ☐ Pest Control Disclosure

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

NOTES

The **Lessor** and **Lessee** have read this document in its entirety and have signed in agreement below:

_____
DATE

_____
DATE

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