

Residential Lease

_____ (“Landlord”) agrees to lease to _____ (“Tenants”), and Tenants, jointly and severally, agree to lease from the Landlord the premises located at: _____ (“premises”).

1. TERM: This Lease is executed and shall take effect on (date) _____ and shall continue (check one):

A. _____ for a fixed term until (date) _____. It will terminate automatically at the end of the term specified.

If rents are accepted by Landlord after such automatic termination, it shall become a month-to-month tenancy on the same terms and conditions under Sub-paragraph B hereof.

B. _____ on a month-to-month basis until terminated by either party by serving upon the other a proper

written notice of intention to terminate at least 30 days prior to the date of termination. Any changes in the terms of this Lease, including changes in monthly rent, will be effective upon 30 days written notice to Tenants from Landlord.

2. RENT: Base rent shall be \$ _____ per month, payable in advance, along with any Additional Rents described herein, on the _____ day of each month. Payment of rent and other charges is to be made to:

Landlord's Name: _____

Address: _____

Telephone: _____

Email: _____

or at such other place as may be designated, in writing, by Landlord. Rental payments shall be made by check or money order.

3. LATE CHARGE/RETURNED CHECKS: Tenants acknowledge that Landlord will incur certain administrative costs in connection with late rental payments, and that the amount of such administrative costs would be difficult or impractical to ascertain. If Tenants fail to pay the rent in full by the end of the 3rd day after it is due, Tenants shall pay a late charge of \$50.00 as additional rent. If Landlord selects to accept rent after the 10th day after it is due, payment in a form other than by personal check may be required. Landlord does not waive the right to insist on payment of rent in full on the day it is due. In the event any Tenant's check is dishonored by the bank, Tenants shall pay a returned check charge of \$25.00 as additional rent. A late charge will be imposed if the returned check causes the rent to be late. Landlord may require future payments to be in a form other than a personal check in the event of a returned check.

4. SECURITY DEPOSIT: Tenants have deposited \$ _____ to secure full compliance with the terms and conditions of the Lease. Said security deposit shall be held, interest-free, by Landlord during the term of the Lease unless otherwise required by law. Upon 30 days notice from Landlord, Tenants agree to increase the deposit by an amount equal to any increase in rent, or any amounts necessary to reimburse Landlord for expenses or costs incurred due to Tenants' breach of this Lease. Upon termination of the Lease, the security deposit will be dealt with according to Law.

5. UTILITIES: Tenants agree to pay for all utilities, services, and charges used by all Tenants or attributable to the premises except:

6. POSSESSION: Tenants take possession of the premises as of the effective date in Paragraph 1 of this Lease, and shall be considered to continue in possession until all areas, including storage areas, are clear of personal belongings, and all keys and other property are returned to Landlord. EACH TENANT, whether or not in actual possession of the premises, is responsible for all obligations, including the payment of rents or other charges, to be performed by Tenants during the term of this Lease and for all damages to the premises, to persons, or to property caused or permitted by any Tenant, their guests, or invitees. This responsibility continues until the Lease is properly terminated and possession of the premises is returned to Landlord by all Tenants.

7. OCCUPANTS: Only the Tenants named in this Lease and the individuals named below may occupy the premises:

Name

Date of Birth

Should Tenants allow any guest to remain on the premises more than 15 days without Landlord's written consent, Tenants shall be considered in violation of the terms of this Lease.

8. ASSIGNMENT AND SUBLETTING: No portion of the premises may be sublet and this Lease may not be assigned without Landlord's prior written consent. Any subletting or assignment in violation of this provision shall constitute a material and irremediable breach of this Lease.

