LEASE
RENTAL AGREEMENT

This Rental Agreement and/or Lease shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed. Landlord/Lessor/Agent, _____shall be referred to as "OWNER" and Tenant(s)/Lessee, _____, shall be referred to as "RESIDENT." As consideration for this agreement, OWNER agrees to rent/lease to RESIDENT solely as a private residence, the premises located at _____ in the city of _____.

1. **TERMS:** RESIDENT agrees to pay in advance $_____ per month on the _____ day of each month. This agreement shall commence on _____and continue until _____as a leasehold. Thereafter it shall become a month-to-month tenancy and tenant may move at anytime given a 30-day written notice intention to vacate premises. Failure to give 30 day notice will result in penalty equal to 1 months rent. If RESIDENT should move from the premises prior to the expiration of this time period, he shall be liable for all rent due until such time that the Residence is occupied by an OWNER approved paying RESIDENT and/or expiration of said time period, whichever is shorter. **READ & ACKNOWLEDGE**

2. **PAYMENTS:** Rent must be paid at such place or method designated by the owner as follows _____. All payments are to be made by cash, or money order only. OWNER acknowledges receipt of the First Month's rent of $_____, and a Security Deposit of $_____, for a total payment of $_____. All payments are to be made payable to _____.
READ & ACKNOWLEDGE

3. **SECURITY DEPOSITS:** The total of the above deposits shall secure compliance with the terms and conditions of this agreement and shall be refunded to RESIDENT within _____ days without interest, and less any set off for damages to the Premises upon the termination of this Agreement. **READ & ACKNOWLEDGE**
(a) any unpaid rent,
(b) cleaning costs,
(c) key replacement costs,
(d) cost for repair of damages to premises and/or common areas above ordinary wear and tear, and
(e) any other amount legally allowable under the terms of this agreement.
A written accounting of said charges shall be presented to RESIDENT within _____days of move-out. If deposits not cover such costs and damages, the RESIDENT shall immediately pay said additional costs for damages to OWNER.

4. **LATE CHARGE:** A late fee of $_____, (not to exceed _____of the monthly rent), shall be added and due for any payment of rent made after the _____ of the month. Any dishonored check shall be treated as unpaid rent, and subject to an additional fee of $_____ . **READ & ACKNOWLEDGE**

5. **UTILITIES:** RESIDENT agrees to pay all utilities _____and/or services based upon occupancy of the premises except _____
_____.

6. **OCCUPANTS:** Guest(s) staying over 60 days without the written consent of OWNER shall be considered a breach of this agreement. ONLY the following individuals , AND NO OTHERS shall occupy the subject

_____ Resident
_____ Spouse/Co Resident

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