

LEASE AGREEMENT

This Lease Agreement (hereinafter referred to as the "Agreement") is made and entered into by and between:

LESSOR

Lessor Name: _____

Address: _____

hereinafter referred to as "LESSOR,"

AND

LESSEE

Lessee Name: _____

Address: _____

hereinafter referred to as "LESSEE."

LEASE TYPE

LEASE DETAILS

Property Type : _____

Year Built: _____

Special considerations for this property:

LEASE TERM

Start Date: _____

End Date: _____

AUTOMATIC RENEWAL

This Agreement shall automatically renew on a _____ basis unless either party provides written notice of non-renewal at least _____

days before the end of the current term.

RENT

Rent Amount: \$ _____

Rent Due Date: _____

Security Deposit

Upon execution of this Lease, LESSEE shall pay to LESSOR a security deposit in the amount of \$ _____.

Use and Return

The LESSOR may apply the security deposit to remedy any default by the LESSEE under this Lease, including, but not limited to, unpaid rent, late fees, and damages to the Premises beyond normal wear and tear.

Within _____ days after lessee vacates the Premises, Landlord shall return the security deposit less any lawful deductions, along with an itemized statement of any deductions made.

PRORATED RENT

Prorated Rent Amount for Partial First Month: \$ _____

Proration Start Date: _____

Proration End Date: _____

UTILITIES & SERVICES

Lessee shall be responsible for the payment of all utilities and services supplied to the Premises unless otherwise specified.

LESSEE agrees to pay all utility and service charges promptly as they become due. Any utilities or services that remain in LESSOR's name shall be reimbursed by the LESSEE to LESSOR within _____ days of lessee's receipt of Landlord's invoice for such charges.

Interruptions in utilities or services caused by circumstances beyond LESSOR's reasonable control shall not be considered a default by LESSOR under this Lease.

lessee agrees to use utilities and services reasonably and in accordance with all applicable laws and regulations.

Failure by lessee to pay any utilities or services when due shall constitute a breach of this Lease Agreement and shall entitle Landlord to exercise all remedies available under this Lease and applicable law.

Utilities/Services Included in Rent:

Describe included utilities/services:

RULES & RESTRICTIONS

OCCUPANCY LIMIT

Maximum Occupants Allowed: _____

PETS

SMOKING

MAINTENANCE & REPAIRS

Landlord Responsibilities:

lessee Responsibilities:

Maintenance Requests:

All non-emergency maintenance and repair requests must be submitted in writing to the Landlord at:

LATE FEES

Late Fee: A late fee of \$ _____ will be charged if rent is not received within _____ day(s) after the due date.

DEFAULT

If lessee fails to pay rent within the grace period, or otherwise breaches this Agreement, Landlord may terminate this Agreement in compliance with state and local laws.

TERMINATION & RENEWAL

The Landlord and lessee may terminate this Agreement by providing proper notice as required by law or as specified in this Agreement.

EARLY TERMINATION

Either party may terminate this lease early by providing _____ days' written notice and paying an early termination fee of \$ _____.

DISPUTE RESOLUTION

Any dispute, controversy, or claim arising out of or relating to this Agreement, or the breach, termination, or validity thereof, that cannot be resolved amicably through good faith negotiation between the parties within thirty _____ days from the date the dispute is first raised in writing, shall first be submitted to mediation through a mediator certified in the state where the Premises are located.

If mediation does not resolve the dispute within sixty _____ days after the appointment of the mediator, either party may then demand arbitration. Such arbitration shall be conducted in the county where the Premises are located, in accordance with the laws of the state where the Premises are located.

The arbitrator's decision shall be final and binding upon all parties, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The costs of mediation and/or arbitration shall be paid by the party deemed at fault.

Nothing in this clause shall prohibit either party from seeking injunctive or other equitable relief in a court of competent jurisdiction where necessary to protect their rights pending the outcome of the mediation or arbitration. The parties expressly waive their right to a jury trial for any matters arising under this Agreement.

The provisions of this clause shall survive the termination of this Agreement.

GOVERNING LAW

This Agreement is governed by the laws of the state of _____.

ADDITIONAL TERMS

SIGNATURES

By signing this Agreement, the parties agree to the terms above.

Lessor Signature: _____

Print Name: _____

Date: _____

Lessee Signature: _____

Print Name: _____

Date: _____

WITNESS

Witness Signature: _____

Printed Name: _____

Address: _____

Witness Signature: _____

Printed Name: _____

Address: _____

NOTARY ACKNOWLEDGMENT

State of _____

County of _____

On _____, before me, _____, personally appeared _____ and _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing is true and correct.

WITNESS my hand and official seal.

Notary Public Signature: _____

(Seal)