

CONDOMINIUM LEASE AGREEMENT

THE PARTIES. This Condominium Lease Agreement ("Agreement") entered on _____ (mm/dd/yyyy), between _____ with a mailing address of _____ ("Tenant") and _____ with a mailing address of _____ (Hereinafter known as the 'Landlord') hereby agree to the following:

1. **PREMISES.** The address of the condominium is as follows (including unit number):

(Hereinafter known as the 'Premises').

2. **TERM.** The start of this lease shall begin on _____ (mm/dd/yyyy) and continue:

- Until _____ (mm/dd/yyyy).

- As a month-to-month agreement in accordance with State laws.

3. **RENT.** The total rent due during the term of this Agreement shall be \$_____ payable in monthly increments in the amount of \$_____ to the Landlord in the following manner: _____.

Rent shall be paid in full on the ____ of every month. No amounts may be deducted from the monthly rent unless the Landlord consents to in writing.

4. **SECURITY DEPOSIT.** The Landlord requires the Tenant to pay a security deposit due in the amount of \$_____. The Landlord agrees to return the deposit within ____ days after the lease expires. Tenant agrees to allow the Landlord to deduct any damages found on the property after move-out with receipt for every repair.

5. **PARKING.** The Tenant shall have the right to ____ parking spaces located on the Premises. The tenant shall be charged a fee on a monthly basis of \$_____ in addition to the rent payment, for use of the space. Only vehicles registered with the Landlord and/or Condominium Association will be allowed to park in the areas designated unless consent is given.

6. **OCCUPANTS.** The following individuals shall be allowed to live in the Premises:

_____.

with a maximum of ____ people to be staying on any given night.

7. **UTILITIES.** The Landlord shall be responsible for providing the following: - Water - Electricity - Sewer - Cable - Internet - Heat - Trash Removal - Other _____.

In addition, the Landlord shall provide the following appliances:

_____.

The Landlord agrees to keep the Premises in good condition and to repair any services temporarily interrupted. Any damage caused by nature or any wear and tear shall not affect the payment of rent by the Tenant as long as Landlord is pursuant to State laws.

8. **PETS.** The Landlord:
- Allows pets on the property with an additional fee of \$_____.
 - Shall allow only a certain pet described as _____ with an additional fee of \$_____.
 - Prohibits any type of pet on the Premises except for those used for special needs in accordance with State or Federal law.

9. **USE.** The Tenant shall only be able to use the Premises for residential purposes.

10. **POSSESSION.** The Tenant shall obtain possession of the Premises on the start date stated in Section 2. If not, the Tenant may seek damages from the Landlord. In addition, the Tenant is required to take possession of the Premises within seven (7) days or be in default of this Agreement and forfeit their Security Deposit with the Landlord.

11. **CONDITION.** Tenant understands that they will be accepting the Premises in its "as is" condition. Tenant acknowledges that they have conducted a thorough inspection and found it to be in good repair and condition for the use as a residence.

12. **ALTERATIONS.** Tenant shall maintain and keep in good condition all appliances, furnishings (if any), and personal property until the end period. If the Tenant damages any part of the Premises due to negligence the Landlord may fix the issue and charge the Tenant additional rent. Tenant shall not paint the Premises or make any modifications without the written consent of the Landlord.

13. **LIABILITY.** The Landlord is not liable for any loss or damage to the Tenant's, or their guests, personal property unless the loss is a direct result of the Landlord's action. The Tenant is liable for the acts of anyone listed in this Agreement in addition to any guest that they should allow on the Premises.

14. **ENTRY.** Per State law the Landlord has the right to enter the property by giving the Tenant proper notice for any repair, inspection, extermination, installation, or any entry deemed necessary. The Landlord will have the right to show the Premises to prospective Lessee's at the end of the Agreement's term with notice being given prior to every entry.

15. SUBLETTING. The Landlord does not authorize the Tenant to have the right to sublease the Premises unless written consent is given. The Landlord has the right to withhold consent so long the reason is valid.

16. ACCESS. Upon the authorization of this Agreement and all funds being made available through the items checked in Section IV the Tenant shall receive access to the Premises on the start date. Tenant shall not alter any locks or make duplicate keys without the Landlord's prior knowledge and consent.

17. NOTICES. If any official notice shall be sent from one party to another, the addresses located in 'The Parties' section shall be used. If there is to be any change of address it is to be notified by sending notice via mail with return receipt.

18. COMMON AREAS. If there are areas that are maintained by the Condominium Association and usable by all residents the Tenant shall have the right to use said areas under the same rights as the Landlord.

19. SALE OF PREMISES. If the Landlord sells the Premises the Tenant is to be given _____ days' written notice, permitting to vacate by written notice.

20. GOVERNING LAW. This Agreement shall be governed by the laws located in the State of _____.

This Agreement has been entered into on _____ (mm/dd/yyyy).

Landlord's Signature _____ Date: _____

Print Name: _____

Tenant's Signature _____ Date: _____

Print Name: _____

Tenant's Signature _____ Date: _____

Print Name: _____