

UDA Property Management
Property Name

RESIDENTIAL LEASE AGREEMENT

Company Name

This lease agreement is made and entered into **(date)**, by and between **(Landlord name)**, whose address is **(Landlord address)**, hereinafter referred to as "Landlord", and **(Tenant name)**, whose address is **(Tenant current address)**, hereinafter referred to as "Tenant".

ARTICLE 1. GRANT OF LEASE

- 1.1. Landlord, in consideration of rents to be paid and covenants and conditions to be performed and observed by the tenant, does hereby lease to the tenant, and Tenant does hereby lease from the Landlord the property located at **(Desired address)** and all improvements located within.

ARTICLE 2. TERM OF LEASE

- 2.1. The term of this lease shall begin on **(Date lease begins)** and continue until **(lease commences)**.

ARTICLE 3. RENT

- 3.1. The total rent will be **\$(Rent for entire year)**, payable at **\$(monthly rent)** per month and payable on the **1st** day of each month. All rents will be paid to Landlord or his/her agents at the following address **(landlord's address)**. In the event that rent is not received by the **5th** day of the month, Tenant agrees to pay a late charge of **\$(amount)** and **\$(amount)** per day on the delinquent amount. Tenant also agrees to pay **\$(amount)** for each dishonored bank check. The late charge will apply to the entire monthly period, and Landlord is entitled to make written demand for any rent.

ARTICLE 4. MULTIPLE OCCUPANCY

- 4.1. The premises shall not be occupied by any person other than those named as Tenant with the exception of the following named persons:

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- 4.2. If Landlord, with written consent, allows for additional persons to occupy the premises, the rent shall be increased by **\$100** for each such person. Any person occupying the premises for a cumulative or longer, without the Landlord's written consent, shall be occupying the premises in violation of the agreement.



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ARTICLE 5. SECURITY/PET DEPOSIT

- 5.1. The Tenant has deposited with the Landlord the sum of \$(**amount**) **month's rent**, as security for the full and faithful performance by the Tenant of the terms of this lease.
- 5.2. The Tenant has deposited with the Landlord the sum of \$(**amount**) **refundable** pet deposit. Tenant understands that this pet deposit will be returned to the Tenant at the end of the Lease Term. Tenant understands that only **one** pet may be kept on the premises, and all information and a full description of the pet must be provided to the Landlord at the time the Pet Deposit is paid. All pets must be **under control** of their owner. No exotic animals or reptiles are allowed on the premises at any time. All pets must remain on a leash or in a fenced in area so as not to run free of owner. Any pet deemed a nuisance will be required to leave the premises.

ARTICLE 6. SECURITY DEPOSIT REFUND

- 6.1. The balance of the security deposit will be refunded within **three (3) months** after the lease agreement expires, together with a statement showing the amount of any money withheld against the deposits by the Landlord including, but not limited to, costs of cleaning services, damage repair, and any unpaid late fees. A final accounting statement will be provided to the Tenant required at the end of the Lease Term. **The Pet Deposit will not be refunded.**

ARTICLE 7. INITIAL PAYMENT

- 7.1. Tenant shall pay the first month rent of \$(**rent payment**) and the security deposit as stated in Article 5 of \$(**deposit amount**) as well as a pet deposit if applicable of \$(**pet deposit**) for a total of \$(**total amount**). Said payment shall be made by cashier's check, or personal check and is all due prior to occupancy.

ARTICLE 8. SUBLETTING OR ASSIGNING

- 8.1. Tenant agrees not to assign or sublet any portion of the premises without the written consent of the Landlord.

ARTICLE 9. UTILITIES

- 9.1. Tenant shall be responsible for the payment of all utilities and services except those specifically listed as being paid by the Landlord.



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ARTICLE 10. PARKING

- 10.1.** Tenant will not be assigned a parking space, however all vehicle(s) must be registered with the Landlord before taking occupancy and Landlord will supply a parking tag to be placed in the rear window of your vehicle(s).
- 10.2.** Visitor parking will be allowed in the assigned visitor parking space. Failure to park in a non-assigned visitor parking space will be fined up to **\$50**.
- 10.3.** All vehicles on the premises must be in running condition. No washing or painting of vehicle is allowed on the premises.

ARTICLE 11. MAINTENANCE, REPAIRS, ALTERATIONS

- 11.1.** Unless otherwise indicated, Tenant acknowledges that all items, fixtures, furniture and appurtenances on the premises are in good working order. Tenant shall keep the premises neat and sanitary, and will notify Landlord immediately of any damage to the premises or its contents, or any inoperable equipment or appliance. All fixtures, furniture and appurtenances will be surrendered, at termination of the Lease Agreement, in as good condition as received, normal wear and tear accepted.
- 11.2.** Landlord shall keep premises in good working condition throughout the term of the lease. Tenant will be responsible for any damage to the premises caused by the Tenant, his/her family, invitees, and guests.
- 11.3.** Tenant will not commit any waste on the premises, or any nuisance which would interfere with the quiet enjoyment of any neighbors.

ARTICLE 12. ALTERATIONS

- 12.1.** Tenant shall not make any alterations to the premises, including but not limited to, painting, installing lighting fixtures, dishwashers, washing machines, dryers, etc., without first obtaining written approval from the Landlord.
- 12.2.** Tenant shall not change or install locks, paint, or wallpaper to said premises without first obtaining written consent from the Landlord.
- 12.3.** Tenant shall not place signs, placard, or other exhibits in windows or on the exterior of the building or on the premises.

ARTICLE 13. NOISE AND DISRUPTIVE ACTIVITIES

- 13.1.** Tenant or his or her family, guests, or invitees shall not disturb, annoy, or inconvenience other tenants of the building, neighbors, the Landlord, or workmen nor violate any law, nor commit or permit waste or nuisance on the premises.



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- 13.2.** Further, Tenant shall not do or keep anything in or about the premises or the public spaces available to other residents including lounging or sitting on the front steps, public balconies or the common hallways as well as playing that interferes with the convenience of other residents.

ARTICLE 14. ENTRY AND INSPECTION



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