

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 the property located at **(Description of property)** and all improvements located within.

ARTICLE 2. TERM OF LEASE

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

ARTICLE 3. RENT

3.1. The total rent will be **\$(Rent for entire year)**, payable at **\$(month rent)** per month and payable on the **1st** day of each month. All rents will be payable to his/her agents at the following address **(landlord's address)**. In the event 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 shall also pay **\$(amount)** for each dishonored bank check. The late charge shall continue until the rent is paid in full, and Landlord is entitled to make written demand for any rent not received.

ARTICLE 4. MULTIPLE OCCUPANCY

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

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 in violation of the agreement, shall be liable for the full amount of the rent, cumulative or longer, without the Landlord's written consent, shall be liable for the full amount of the rent.



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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 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 at the end of the Lease Term. Tenant understands that only **one** premises, and all information and a full description of the pet must Landlord at the time the Pet Deposit is paid. All pets must be **und** animals allowed only. No exotic animals or reptiles are allowed or time. All pets must remain on a leash or in a fenced in area so as run free of owner. Any pet deemed a nuisance will be required to

ARTICLE 6. SECURITY DEPOSIT REFUND

- 6.1. The balance of the security deposit will be refunded within **three** this lease agreement expires, together with a statement showing against the deposits by the Landlord including, but not limited to, cleaning services, damage repair, and any unpaid late fees. A for required at the end of the Lease Term. **The Pet Deposit will not**

ARTICLE 7. INITIAL PAYMENT

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

ARTICLE 8. SUBLETTING OR ASSIGNING

- 8.1. Tenant agrees not to assign or sublet any portion of the premises consent of the Landlord.

ARTICLE 9. UTILITIES

- 9.1. Tenant shall be responsible for the payment of all utilities and ser **paid by Landlord**).



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ARTICLE 10. PARKING

- 10.1. Tenant will not be assigned a parking space, however all vehicle is given to the Landlord before taking occupancy and Landlord will s 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 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 was painting of vehicle is allowed on the premises.

ARTICLE 11. MAINTENANCE, REPAIRS, ALTERATIONS

- 11.1. Unless otherwise indicated, Tenant acknowledges that all items, f and appurtenances on the premises are in good working order. T the premises neat and sanitary, and will notify Landlord immediat the premises or its contents, or any inoperable equipment or appl will be surrendered, at termination of the Lease Agreement, in as received, normal wear and tear accepted.
- 11.2. Landlord shall keep premises in good working condition througho will be responsible for any damage to the premises caused by the family, invitees, and guests.
- 11.3. Tenant will not commit any waste on the premises, or any nuisance disturb the quiet enjoyment of any neighbors.

ARTICLE 12. ALTERATIONS

- 12.1. Tenant shall not make any alterations to the premises, including b installing lighting fixtures, dishwashers, washing machines, dryers first obtaining written approval from the Landlord.
- 12.2. Tenant shall not change or install locks, paint, or wallpaper to said Landlord's written consent.
- 12.3. Tenant shall not place signs, placard, or other exhibits in windows premises.

ARTICLE 13. NOISE AND DISRUPTIVE ACTIVITIES

- 13.1. Tenant or his or her family, guests, or invitees shall not disturb, an inconvenience other tenants of the building, neighbors, the Landlo workmen nor violate any law, nor commit or permit waste or nuisa premises.



SAMPLE DOCUMENT

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13.2. Further, Tenant shall not do or keep anything in or about the premises, including but not limited to, 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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