

CONDOMINIUM LEASE AGREEMENT

This **Condominium Lease Agreement, (Agreement)** is effective as of the ____ day of _____, 20, between:

Tenant: _____ with a mailing address of _____ in the City of _____, State of _____ (hereinafter referred to as the 'Tenant'),

and

Landlord: _____ with a mailing address of _____ in the City of _____, State of _____ (hereinafter referred to as the 'Landlord'),

hereby agree to the following:

Premises. The premises are located at _____ in the City of _____, State of _____, Unit Number (#) _____ in a condominium association known as _____ (hereinafter referred to as the 'Premises').

Term. The start of this lease shall commence on the ____ day of _____, 20 and continue as follows: (check one)

- Until the ____ day of _____, 20.
- As a month-to-month agreement in accordance with State laws.

Rent. The total rent due during the term of this agreement shall be _____ Dollars (\$), payable monthly in the amount of _____ Dollars (\$) 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 it in writing.

Security Deposit. The Landlord requires the Tenant to pay a security deposit due at lease signing in the amount of _____ Dollars (\$_____):

Additionally, the Landlord requires the Tenant to pay the following: (check all that apply)

- First month's rent in the amount of _____ Dollars (\$_____).
- Last month's rent in the amount of _____ Dollars (\$_____).

The Landlord agrees to return the Security Deposit within ____ days after the lease expires. The Tenant agrees to allow the Landlord to deduct any damages found on the property after move-out with a receipt for every repair.

I. **Garage/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 _____ Dollars (\$_____), 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.

II. **Occupants.** The following individuals shall be allowed to live in the Premises:
_____, _____, _____,
_____, _____, _____,
with a maximum of ____ people to be staying on any given night.

III. **Services/Utilities.** The Landlord shall be responsible for providing the following: - Water - Electricity - Sewer - Cable - Internet
 - Heat - Air Conditioning (AC) - Trash Removal - Electricity
 - Telephone - 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.

IV. **Use.** The Tenant shall only be able to use the Premises for residential purposes.

V. **Possession.** The Tenant shall obtain possession of the Premises on the start date stated in Section II. 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.

VI. **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.

VII. **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.

VIII. **Pets.** The Landlord: (select one)

- Allows pets on the property with an additional fee of _____ Dollars (\$_____).

- Shall allow only a certain pet described as _____ with an additional fee of _____ Dollars (\$_____).

- Prohibits any type of pet on the Premises except for those used for special needs in accordance with State or Federal law.

Liability. The Landlord bears no responsibility for any loss or damage to the Tenant's or their guests' personal belongings unless directly caused by the Landlord. The Tenant is accountable for the actions of all parties listed in this Agreement and any permitted guests.

Entry. As per State law, the Landlord reserves the right to enter the property with proper notice for repairs, inspections, installations, or as required. The Landlord may also exhibit the Premises to prospective Lessees at the end of the Agreement term, with prior notice for each entry.

Subletting. The Tenant cannot sublease the Premises without written consent from the Landlord, who retains the right to refuse consent for any reason.

Access. Upon Agreement authorization and completion of Section IV requirements, the Tenant gains access to the Premises on the start date. The Tenant must not alter locks or duplicate keys without the Landlord's prior approval.

Signage. The Landlord may display 'For Rent' or 'For Sale' signs on the Premises or windows. The Tenant is not permitted to place signs or personal property outside the Premises.

Notices. Official notices between parties shall use the addresses provided under 'The Parties'. Any address changes must be communicated via mail with return receipt requested.

Common Areas. Tenant has rights to use common areas maintained by the Condominium Association, equivalent to Landlord's rights.

Sale of Premises. In case of Premises sale, Tenant may receive sixty (60) days' notice to vacate at any time, provided in writing.

Governing Law. This Agreement is subject to the laws of the State of _____.

Entire Agreement: This document constitutes the entire agreement between the parties and supersedes any prior agreements, understandings, or representations, whether written or oral, relating to the subject matter herein.

SIGNATURES

Landlord's Signature _____ **Date** _____

Name in Print: _____

Tenant's Signature _____ **Date** _____

Name in Print: _____

Tenant's Signature _____ **Date** _____

Name in Print _____