

On this day, \_\_\_\_\_, this **APARTMENT LEASE** is entered into and made effective between the **LANDLORD** \_\_\_\_\_ and the **TENANT** \_\_\_\_\_.

PREMISES

The Landlord desires to lease the following **PREMISES** to the Tenant:

**ADDRESS** \_\_\_\_\_ **UNIT** \_\_\_\_\_ **CITY** \_\_\_\_\_ **STATE** \_\_\_\_\_ **ZIP CODE** \_\_\_\_\_  
**UNIT DETAILS:** \_\_\_\_\_ **PROPERTY MANAGER CONTACT DETAILS:** \_\_\_\_\_

TERM

This lease agreement **will start on** \_\_\_\_\_. The **TERM** for this lease agreement is indicated below:  
☐ **FIXED - Lease will end on** \_\_\_\_\_ This lease will terminate and the Tenant shall vacate the Premises unless (1) Mandated by law, (2) there is a new agreement, or (3) Landlord accepts rent payments and tenancy continues as a month-to-month agreement.  
☐ **MONTH-TO-MONTH** This lease will renew automatically each month until terminated by Landlord or Tenant by providing written notice in a manner prescribed by state law.

RENT

\$ \_\_\_\_\_ **RENT** payment is due from the Tenant each month and must be paid by the \_\_\_\_\_ calendar day of each month.  
-Tenant will pay the following **LATE FEES** when rent is not paid on time: \_\_\_\_\_  
-Tenant will pay the following **RETURN FEE** for each payment that is returned unpaid (insufficient funds, cancelled check, etc...): \$ \_\_\_\_\_  
-Tenant will **pay separately** for the following utilities and services which **must be paid in addition to rent payment**: \_\_\_\_\_

DEPOSIT

\$ \_\_\_\_\_ **SECURITY DEPOSIT** is due and is refundable.  
Security Deposit is due upon lease signing and may be used by the Landlord to pay for any damages caused by the Tenant or any costs incurred from the noncompliance with the terms of this agreement. Security Deposit cannot be used by Tenant in lieu of rent payment, and if any portion of the deposit is used during the tenancy, Tenant agrees to replenish security deposit after written notice is delivered. Any remainder will be returned to the Tenant after the Tenant vacates the Premises.

SUMMARY

**TENANT** will submit **DEPOSIT** and **RENT** payment to **LANDLORD** and take possession of the **PREMISES** for duration of the **TERM**.

Move-In Costs	Amount	Collected	Balance
Security Deposit (from above)			
First Month's Rent (from _____ to _____)			
<input type="checkbox"/> Next Month's Rent <input type="checkbox"/> Last Month's Rent			
<b>TOTAL</b>			



Landlord will grant lease to Tenant subject to the **TERMS and CONDITIONS, NOTES** and **DISCLOSURES** as contained herein.

TERMS and CONDITIONS

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DISCLOSURES

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Additional documents that have been attached to this Lease Agreement are noted below:

☐ Move-In/ Move-Out Form

☐ Fire & Life Safety Disclosure

☐ Disclosure of Death or Disease

☐

☐ Pet Agreement

☐ Smoke Alarm Disclosure

☐ Disclosure of Contamination

☐

☐ Utilities Addendum

☐ Mold Disclosure

☐ Bed Bug Infestation Disclosure

☐

☐ Maintenance Addendum

☐ Asbestos Disclosure

☐ Pest Control Disclosure

☐

NOTES

The **Landlord** and **Tenant** have read this document in its entirety and have signed in agreement below:

DATE

DATE





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