

Apartment Lease Contract

This is a binding contract. Read carefully before signing.

This Lease Contract ("Lease") is between you, the resident(s) as listed below and us. The terms "you" and "your" refer to all residents. The terms "we," "us," and "our" refer to the owner listed below.

PARTIES

Residents _____

Owner _____

Occupants _____

LEASE DETAILS

<p>A. Apartment (Par. 2) Street Address: _____ Apartment No. _____ City: _____ State: _____ Zip: _____</p>																																												
<p>B. Initial Lease Term. Begins: _____ Ends at 11:59 p.m. on: _____</p>																																												
<p>C. Monthly Base Rent (Par. 3) \$ _____</p>	<p>E. Security Deposit (Par. 5) \$ _____ <i>Note that this amount does not include any Animal Deposit, which would be reflected in an Animal Addendum.</i></p>	<p>F. Notice of Termination or Intent to Move Out (Par. 4) A minimum of _____ days' written notice of termination or intent to move out required at end of initial Lease term or during renewal period <i>If the number of days isn't filled in, notice of at least 30 days is required.</i></p>																																										
<p>D. Prorated Rent \$ _____ <input type="checkbox"/> due for the remainder of 1st month or <input type="checkbox"/> for 2nd month</p>	<p style="font-size: 2em; opacity: 0.5;">Not for use</p>																																											
<p>G. Late Fees (Par. 3.3) Initial Late Fee <input type="checkbox"/> _____ % of one month's monthly base rent or <input type="checkbox"/> \$ _____ Due if rent unpaid by 11:59 p.m. on the _____ (3rd or greater) day of the month</p>																																												
<p>H. Returned Check or Rejected Payment Fee (Par. 3.4) \$ _____</p>	<p>J. Optional Early Termination Fee (Par. 7.2) \$ _____ Notice of _____ days is required. You are not eligible for early termination if you are in default. Fee must be paid no later than _____ days after you give us notice <i>If values are blank or "0," then this section does not apply.</i></p>	<p>K. Animal Violation Charge (Par. 12.2) Initial charge of \$ _____ per animal (not to exceed \$100 per animal) and A daily charge of \$ _____ per animal (not to exceed \$10 per day per animal)</p>																																										
<p>L. Additional Rent - Monthly Recurring Fixed Charges. You will pay separately for these items as outlined below and/or in separate addenda, Special Provisions or an amendment to this Lease.</p> <table style="width: 100%; border: none;"> <tr> <td>Animal rent</td><td>\$ _____</td> <td>Cable/satellite</td><td>\$ _____</td> <td>Trash service</td><td>\$ _____</td> </tr> <tr> <td>Internet</td><td>\$ _____</td> <td>Package service</td><td>\$ _____</td> <td>Pest control</td><td>\$ _____</td> </tr> <tr> <td>Storage</td><td>\$ _____</td> <td>Stormwater/drainage</td><td>\$ _____</td> <td>Washer/Dryer</td><td>\$ _____</td> </tr> <tr> <td>Other:</td><td>_____</td> <td></td><td></td> <td></td><td>\$ _____</td> </tr> <tr> <td>Other:</td><td>_____</td> <td></td><td></td> <td></td><td>\$ _____</td> </tr> <tr> <td>Other:</td><td>_____</td> <td></td><td></td> <td></td><td>\$ _____</td> </tr> <tr> <td>Other:</td><td>_____</td> <td></td><td></td> <td></td><td>\$ _____</td> </tr> </table>			Animal rent	\$ _____	Cable/satellite	\$ _____	Trash service	\$ _____	Internet	\$ _____	Package service	\$ _____	Pest control	\$ _____	Storage	\$ _____	Stormwater/drainage	\$ _____	Washer/Dryer	\$ _____	Other:	_____				\$ _____	Other:	_____				\$ _____	Other:	_____				\$ _____	Other:	_____				\$ _____
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<p>M. Utilities and Other Variable Charges. You will pay separately for gas, water, wastewater, electricity, trash/recycling, utility billing fees and other items as outlined in separate addenda, Special Provisions or an amendment to this Lease.</p> <p>Utility Connection Charge or Transfer Fee: \$ _____ (not to exceed \$50) to be paid within 5 days of written notice (Par. 3.5)</p>																																												
<p>Special Provisions. See Par. 32 or additional addenda attached. The Lease cannot be changed unless in writing and signed by you and us.</p>																																												