**Condominium Lease Agreement**

**I. PARTIES**

This Agreement is entered on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ between \_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter known as “Landlord”) residing in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter known as the “Tenant”) under the following stipulations:

**II. PROPERTY**

The property is a condominium unit located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, belonging to the condominium association of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter known as the “Property”).

**III. LEASE TERM**

The validity of this Agreement starts on \_\_\_\_\_\_\_\_\_\_\_\_\_\_ and remains until \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

**IV. RENT**

The total rent amount of this Property is \_\_\_\_\_\_\_\_\_\_\_\_\_ and is payable in a monthly fee of \_\_\_\_\_\_\_\_\_\_\_\_\_\_. The Landlord shall collect this monthly fee through \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Furthermore, the Tenant must pay the rent in full every \_\_\_\_\_\_\_\_\_\_\_ of \_\_\_\_\_\_\_\_\_\_\_\_\_.

**V. SECURITY DEPOSIT**

The Landlord requires a security deposit fee of \_\_\_\_\_\_\_\_\_\_\_\_ during the lease signing.

Furthermore, the Landlord agrees to return the security deposit in full \_\_\_\_\_\_\_\_\_\_\_\_\_ before the end of the lease. The Landlord has the right to deduct damages from the security deposit if there are any damages on the Property with accompanying receipts for each repair.

**VI. PARKING**

The Landlord assigning \_\_\_\_\_\_\_\_\_\_\_ parking slots to the Tenant. The Tenant is fully aware of the monthly fee of the slots amounting to \_\_\_\_\_\_\_\_\_\_\_\_. The Tenant is also aware that the only vehicle/s allowed to use the slots must be registered with the Landlord and condominium association.

**VII. OCCUPANTS**

The Property has a maximum capacity of \_\_\_\_\_\_\_\_\_\_\_\_\_. These are the names of the authorized occupants of the Property: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**VIII. UTILITIES AND SERVICES**

The Landlord is responsible for providing the following utilities:

* Electricity
* Water
* Trash Disposal
* Heat
* Sewer Maintenance
* OTHER UTILITIES

The Landlord also takes responsibility for providing these services:

* Cable
* Internet Connection
* Telephone
* OTHER SERVICES

The Property also has existing appliances provided by the Landlord. The following appliances are:

The Landlord agrees to keep the Property in good condition and repair damages and remedy interruptions of the aforementioned services. While damages to these services made by the Tenant will cause a deduction from the aforementioned Security Deposit, damages due to natural wear and tear does not add to the deduction as long as the Tenant abides by the state laws.

**IX. USE**

The Tenant is only allowed to use the Property for residential purposes.

**X. POSSESSION**

The Tenant will obtain the possession of the Property as soon as the Agreement starts to take effect. If the Landlord does not grant possession of the Property, the Tenant can demand damages. Additionally, the Tenant needs to accept the possession of the Property within seven (7) days to avoid defaults in the Agreement and forfeit the security deposit.

**XI. CONDITION**

The Tenant understands that it is receiving the Property in an “as is” condition. Furthermore, the Tenant acknowledges that a thorough inspection was done and the Property is seen to be in an acceptable and good condition for use as a residence.

**XII. ALTERATIONS**

The Tenant acknowledges that it must keep the good condition of the provided appliances, furnishings, and fixtures of the Property until the end of the Agreement. The damages caused by the Tenant will be charged to the Tenant. Furthermore, the Tenant cannot make any modifications to the Property without prior written consent from the Landlord.

**XIII. ENTRY OF PETS**

* The Landlord allows pets on the Property with an additional fee of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* The Landlord will only allow pets if \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ with an additional fee of \_\_\_\_\_\_\_\_\_\_. The Landlord does not allow any pets unless those used for special needs as regulated by state or federal laws.

**XIV. LIABILITY**

The Landlord is not liable for any loss or damages to the personal belongings of the Tenant or its guests unless the Landlord directly causes such loss or damages. Likewise, the Tenant is responsible for the actions of the other occupants and their guests.

**XV. ENTRY**

The Landlord can enter the Property for reasons, such as repair, extermination, installation, inspection, or any necessary entry. Furthermore, the Landlord can enter and show the Property to prospective tenants near the end of the term without prior notice of entry.

**XVI. SUBLETTING**

The Landlord does not grant the Tenant the right and authority to sublease the Property without prior written consent. The Landlord has the right to make this decision for any reason.

**XVII. ACCESS**

The Landlord grants the Tenant authority of the Property once the Tenant makes the necessary payments. Upon this authorization, the Tenant gains access to the Property. Furthermore, the Tenant is not allowed to change the locks and make duplicate keys without the Landlord’s consent.

**XVIII. COMMON AREAS**

If the condominium association maintains common areas, these areas are usable by the Tenant and all other residents. They have the same rights to use such areas as the Landlord.

**XIX. SALE OF PROPERTY**

If the Landlord decides to sell the Property, the Tenant shall be given sixty (60) days’ written notice to vacate the Property.

**XX. GOVERNMENT LAW**

This Condominium Lease/Rental Agreement is regulated and mandated by the laws of \_\_\_\_\_\_\_\_\_\_\_\_.

This Agreement is signed by both parties on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_ Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Landlord: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_