

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: _____