

LEASE/RENTAL AGREEMENT

(OTHER)

This Agreement is made and entered, by and between:

Property Owner/Landlord

Tenant/Lessee

The Landlord agrees hereby agrees to rent/lease the property located in:

_____, in the City of _____, and County of _____,
State of _____;

Herein described as:

_____ (hereinafter known as the "Premises")

The Lease period shall effective for _____, and shall commence on _____, days after the effective date of this agreement. (hereinafter known as the "Move-in Date) The Lease period may be renewed upon the expiration of the term or upon written request by the Tenant.

The Tenant agrees to pay a monthly rent of _____(\$), upon which the first installment shall be paid upon the execution and signing of this agreement.

The Tenant agrees to pay a security deposit of _____ (\$), which shall be equivalent to a _____ month's rent. The amount of deposit shall be refundable upon vacating the Premises on the date of expiration of this agreement, wherein an itemized list of deductions shall be made by the Landlord.

TERMS AND CONDITIONS

- I. **Use and Access.** The Tenant shall have free and unrestricted use and access to The Premises, including its furnishings, fixtures, _____, during the duration of the lease term.

The Tenant shall be entitled to inspect the premises, for any defects, _____ prior to the Move-in Date. Written notice should be sent to the Landlord, should the tenant find in the Premises, immediately.

The Landlord, and his representatives, shall have free and unrestricted access to the Premises, for purposes of inspection, repair, and maintenance upon prior notice to the Tenant.

The Landlord shall inspect the premises, upon written notice, _____ days prior to the Tenant's vacating the Premises upon expiration of the term period or termination of the agreement by any of the parties.

- II. **Utility Bills and Maintenance.** The Tenant shall be responsible for the payment of utility bills of the Premises, including electricity, water, and _____.

The Landlord shall be responsible for the maintenance of the Premises and shall provide a written notice to the Tenant on the matter thereof, which shall be sent _____ prior to its scheduled maintenance work.

- III. **Furnishings, Fixtures, and Amenities.** The Premises shall include the following furnishings, fixtures, and amenities.

The Landlord shall hand the keys to the Premises, including those of the bathroom, OTHERS (GARAGE, ETC.) to the Tenant.

The Landlord shall deliver the Premises, including its furnishings, fixtures, and amenities, in a clean, safe and habitable condition to the Tenant.

The Tenant shall return the Premises, including its furnishings, fixtures, and amenities, in a clean, safe and habitable condition before vacating the Premises, upon expiration or termination of this agreement.

- IV. Alterations, Modifications, and Repairs.** The Tenant shall not make any alterations, modifications, improvements, or repairs to the Premises, including its furnishings, fixtures, and any of its parts, without the express permission of the Landlord.

The Tenant shall send a written request to the Landlord, in case of making the necessary alterations, modifications, improvements, or repairs to the Premises, _____ days before making any.

The Tenant shall shoulder all the expenses of any alterations, modifications, improvements, or repairs to the Premises.

V. OTHER TERMS AND CONDITIONS

OTHER TERMS AND CONDITIONS(PETS, SMOKING, VISITORS, ETC.)

- VI. Fines and Prohibitions.** The Tenant and the Landlord agree to the following fines, penalties, and prohibitions, which are as follows:

Unauthorized modifications, alterations, improvements or repairs to the Premises, which the Landlord will impose a fine of _____ (\$), which shall be paid on top of the rent and shall be applied on the month when the infraction is made.

Causing waste, and the improper disposal thereof, in the Premises, which the Landlord shall impose a fine of _____ (\$), which shall be paid on top of the rent and shall be applied on the month when the infraction is made.

Causing nuisance and annoyance to NEIGHBORS/OTHER TENANTS, which the Tenant shall be responsible for the fines imposed by the CITY/LANDLORD.

OTHER FINES AND PROHIBITIONS

Using the Premises to keep prohibited items, unlawful activities, or in using illegal substances shall cause the termination of this agreement.

Termination of the agreement shall be imposed by the Landlord, over the prohibitions and infractions mentioned in this section, depending on the severity and frequency thereof. A notice to vacate shall be sent to the Tenant _____ prior to vacating the Premises.

Notices. All notices, requests, permissions, and other communications, concerning the terms and conditions of this agreement, shall be in writing, and deliver to its recipients by mail or by hand, at the respective addresses of the Landlord and the Tenant.

Binding Effect. This agreement of rental/lease, its terms, and conditions, and shared covenants shall be binding between the Tenant and the Landlord, its successors, heirs, personal representatives, and assigns.

Governing Laws. This agreement of rental/lease, its terms, and conditions, shared covenants, and transaction herein, shall be governed, interpreted and construed in accordance with the laws of the state of _____.

The Tenant and the Landlord, as individuals or assigned representatives, hereby acknowledge and executes this rental/lease agreement on this day, _____.

Property Owner

Signature

Address

Lessee

Signature

Address