

STANDARD LEASE AGREEMENT

This is a lease agreement between «Tt First Name» «Tt Last Name» and «LI Name» owner/agent of property located at «Tt Address», «Tt City», «Tt State» «tt zipcode». Said property shall rent for \$«contract rent» per month with an additional deposit of \$_____, of which \$_____ is a non-refundable cleaning charge. Balance of deposit will be refunded in proportion to any obvious damage when the renter moves, provided the renter lives there for one (1) year from the date of contract.

Occupancy for less than one (1) year will automatically forfeit deposit. If obvious abuse is shown, or any part of this contract broken, the owner or agent shall request immediate vacancy, without any refund of deposit. This lease will automatically renew each year unless a thirty (30) day notice is given by either the landlord or tenant.

Rent is due and payable by the first (1st) day of each month. If rent is not paid by the fifth (5th), a late charge of \$_____ per day will be due along with the rent. If not paid by the fifteenth (15th), that will automatically constitute fifteen (15) of the thirty (30) day notice, and the unit must be vacated before the first (1st) day of the month.

Rent will be reviewed and/or adjusted annually as taxes or insurance rates increase. It is understood that NO _____, YES _____, pets are allowed, nor can any sublease or sub-rental be made. All utilities are to be paid by the renter unless otherwise specified. The yard is to be maintained properly by the owner _____ or renter _____.

DATE OF CONTRACT

TENANT SIGNATURE

DATE

LANDLORD SIGNATURE

DATE

Contact Person for Emergencies _____ Relationship _____

Address of Contact Person _____

Phone Number of Contact Person _____