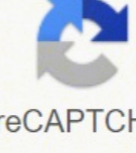


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COMMENCEMENT LETTER

Date: \_\_\_\_\_
Tenant: \_\_\_\_\_
Address: \_\_\_\_\_
By: \_\_\_\_\_
In accordance with the terms and conditions of the above referenced Lease, Tenant hereby accepts possession of the premises and agrees as follows:
The Commencement Date of the Lease is: \_\_\_\_\_
The Termination Date of the Lease is: \_\_\_\_\_
Landlord agrees to complete the work in the Premises identified in the checklist jointly prepared by Landlord and Tenant dated: \_\_\_\_\_
Please acknowledge your acceptance of possession and agreement to the terms set forth above by signing all three (3) copies of this Commencement Letter in the space provided and returning two (2) fully executed copies of the same to my attention.
Sincerely,
XXXXXXXXXX
Property Manager
Agreed and Accepted:
TENANT:
By: \_\_\_\_\_
Date: \_\_\_\_\_

Texas Residential Lease Agreement

THIS AGREEMENT (hereinafter referred to as the "Texas Lease Agreement") is made and entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between \_\_\_\_\_ (hereinafter referred to as "Landlord") and \_\_\_\_\_ (hereinafter referred to as "Tenant." For and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

I. Description of Premises. Landlord owns certain real property and improvements located at \_\_\_\_\_ (hereinafter referred to as the "Premises"). Landlord desires to lease the Premises to Tenant upon the terms and conditions contained herein. Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein.

II. Security Deposit. Upon execution of this Texas Lease Agreement, Tenant shall deposit with Landlord the sum of \$ \_\_\_\_\_, receipt of which is hereby acknowledged by Landlord, as security for any damage caused to the Premises during the term hereof.

III. Period of Tenancy. This Texas Lease Agreement shall commence on \_\_\_\_\_ and shall continue as a lease for term. The termination date shall be on \_\_\_\_\_ at 11:59 PM. Upon termination date, Tenant shall be required to vacate the Premises unless one of the following circumstances occur:

- 1) Landlord and Tenant formally extend this Texas Lease Agreement in writing or create and execute a new, written, and signed Texas Lease Agreement, or
2) Landlord willingly accepts new Rent from Tenant, which does not constitute past due Rent.

In the event that Landlord accepts new rent from Tenant after the termination date, a month-to-month tenancy shall be created. If at any time either party desires to terminate the month-to-month tenancy, such party may do so by providing to the other party written notice of intention to terminate at least 30 days prior to the desired date of termination of the month-to-month tenancy.

Notices to terminate may be given on any calendar day, irrespective of Commencement Date. Rent shall continue at the rate specified in this Texas Lease Agreement, or as allowed by law. All other terms and conditions as outlined in this Texas Lease Agreement shall remain in full force and effect. Time is of the essence for providing notice of termination (strict compliance with dates by which notice must be provided is required).

IV. Monthly Payments. Tenant shall pay to Landlord the sum of \$ \_\_\_\_\_ per month as Rent for the Term of the Agreement. Due date for Rent payment shall be the 1st day of each calendar month and shall be considered advance payment for that month. Weekends and holidays do not delay or excuse Tenant's obligation to timely pay rent.

- 1) Delinquent Rent. If not paid on the 1st, Rent shall be considered overdue and delinquent on the 2nd day of each calendar month. If Tenant fails to timely pay any month's rent, Tenant will pay Landlord a late charge of \$ \_\_\_\_\_ per day until rent is paid in full. If Landlord receives the monthly rent by the 3rd day of the month, Landlord will waive the late charges

Short Term or Seasonal Lease Agreement

Condo-House-Apartment

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By this AGREEMENT made and entered into on \_\_\_\_\_ by and between

\_\_\_\_\_, of \_\_\_\_\_ (hereinafter referred to as LESSOR) and

\_\_\_\_\_, of \_\_\_\_\_ (hereinafter referred to as LESSEE)

leases the premises situated at \_\_\_\_\_ (hereinafter referred to as the PREMISES)

for the term commencing on \_\_\_\_\_ & ending on \_\_\_\_\_

- 1) Rent: LESSEE agrees to pay, without demand, to LESSOR, rent for the PREMISES the sum of \$ \_\_\_\_\_ for the term of the AGREEMENT. Said rent to be paid as follows:
a. \$ \_\_\_\_\_ upon execution of this AGREEMENT
b. \$ \_\_\_\_\_ on \_\_\_\_\_
c. \$ \_\_\_\_\_ on \_\_\_\_\_
d. \$ \_\_\_\_\_ on \_\_\_\_\_, as final payment of said terms.
2) Security Deposit: Prior to the commencement of the term, LESSEE will deposit with LESSOR the sum of \$ \_\_\_\_\_ said amount to be held in an escrow account as security for the faithful performance by LESSEE of the terms thereof. LESSOR may use the security deposit to pay amounts owed by LESSEE including damages
3) Quiet Enjoyment: LESSOR covenants that on paying the rent and in performance of the covenants herein contained, the LESSEE shall peacefully and quietly have, hold and enjoy the PREMISES for the agreed term.
4) Use of Premises: The PREMISES shall be used and occupied by the LESSEE exclusively as a private residence.
5) Upkeep of Premises: LESSEE shall keep and maintain the premises in a clean and sanitary condition at all times, and upon the termination of the tenancy shall surrender the PREMISES to LESSOR in as good condition as when received.



## HDB ROOM RENTAL AGREEMENT

This AGREEMENT is made on the \_\_\_\_\_ day of \_\_\_\_\_ 2011 between \_\_\_\_\_ of \_\_\_\_\_ (hereinafter called "the Landlord" which expression together where the context so admits shall include all persons having title under the Landlord) of the one part AND \_\_\_\_\_ of \_\_\_\_\_ (hereinafter called "the Tenant" which expression where the context so admits shall include all persons having the title under the Tenant) of the other part.

WHEREAS the Landlord is the registered proprietor of the \_\_\_\_\_ (\_\_\_\_\_) room(s) (hereinafter called "the Room") which is part of the HDB apartment situated at and known as \_\_\_\_\_ together with the furniture, fittings and domestic appliances now in or about the Room (hereinafter called "the Furniture").

NOW IT IS HEREBY AGREED as follows: -

The Landlord lets and the Tenant takes the Room for a term of \_\_\_\_\_ (\_\_\_\_\_) year(s) commencing from the \_\_\_\_\_ day \_\_\_\_\_ 2011 yielding and paying therefore the monthly rent dollars \_\_\_\_\_ (\$\$ \_\_\_\_\_) clear of all deductions. Such rent to be paid in advance on the first day of each calendar month.

THE TENANT HEREBY CONVENANT WITH THE LANDLORD as follows: -

To pay the equivalent of \_\_\_\_\_ (\_\_\_\_\_) monthly rent as deposit and one monthly rent as advance upon the commencement of this agreement. The deposit is to be held by the Landlord as security against breach of any condition of this Agreement. Such deposit shall be refundable at the end of the term or when either party terminate this agreement by giving \_\_\_\_\_ (\_\_\_\_\_) month notice (hereinafter called "the Notice") less deduction for damages caused by the negligence of the Tenant and of any breach of this Agreement. In the event that the Tenant terminates this Agreement before the expiration of the term herein without giving Notice then the Landlord shall forfeit the deposit.

To use and manage the Room and the Furniture therein in a careful manner and to keep the interior of the Room in good and tenable condition except normal fair wear and tear.

Not to do or permit to be done upon the Room anything which may be unlawful or become a nuisance or annoyance to occupiers of adjoining or adjacent Room.

## STANDARD LEASE AGREEMENT

THIS AGREEMENT (hereinafter referred to as the "Standard Lease Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Landlord known as \_\_\_\_\_ with a mailing address of \_\_\_\_\_, City of \_\_\_\_\_, State of \_\_\_\_\_ (hereinafter referred to as "Landlord") and the Tenant known as \_\_\_\_\_ with a mailing address of \_\_\_\_\_, City of \_\_\_\_\_, State of \_\_\_\_\_ (hereinafter referred to as "Tenant").

For and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

- PROPERTY.** Landlord owns certain real property and improvements located at \_\_\_\_\_, City of \_\_\_\_\_, State of \_\_\_\_\_ (hereinafter referred to as the "Property"). Landlord desires to lease the Property to Tenant upon the terms and conditions contained herein. Tenant desires to lease the Property from Landlord upon the terms and conditions contained herein.
- TERM.** This Standard Lease Agreement shall commence on \_\_\_\_\_, 20\_\_\_\_, and end on \_\_\_\_\_, 20\_\_\_\_, at 11:59 PM local time (hereinafter referred to as the "Term"). Upon the end of the Term, Tenant shall be required to vacate the Property unless one of the following circumstances occur:
  - Landlord and Tenant formally extend this Standard Lease Agreement in writing or create and execute a new, written and signed Standard Lease Agreement; or
  - Landlord willingly accepts new Rent from Tenant, which does not constitute past due Rent.

In the event that Landlord accepts new rent from Tenant after the termination date, a month-to-month tenancy shall be created. If at any time either party desires to terminate the month-to-month tenancy, such party may do so by providing to the other party written notice of intention to terminate at least thirty (30) days prior to the desired date or the minimum time-period required by the State, whichever is less. Notices to terminate may be given on any calendar day, irrespective of commencement date. Rent shall continue at the rate specified in this Standard Lease Agreement, or as allowed by law. All other terms and conditions as outlined in this Standard Lease Agreement shall remain in full force and effect. Time is of the essence for providing notice of termination (strict compliance with dates by which notice must be provided is required).

- RENT.** Tenant shall pay to Landlord the sum of \$\_\_\_\_\_ per month (hereinafter referred to as "Rent") for the Term of the Agreement. The due date for Rent payment shall be the \_\_\_\_\_ day of each calendar month and shall be considered advance payment for that month (hereinafter referred to as the "Due Date"). Weekends and holidays do not delay or excuse Tenant's obligation to pay Rent in a timely manner.

- Late Rent.** If Rent is not paid within \_\_\_\_\_ days of the Due Date, the Rent shall be considered past due and a late fee of  \$\_\_\_\_\_ or  \_\_\_\_\_ % of the Rent past due shall be applied for every  day Rent is late  occurrence Rent is late.
- Returned Checks.** In the event that any payment by Tenant is returned for insufficient funds ("NSF") or if Tenant stops payment, Tenant will pay \$\_\_\_\_\_ to Landlord for each such check, plus late Rent penalties, as described above, until Landlord has received payment. Furthermore, Landlord may require in writing that Tenant pay all future Rent payments by cash, money order, or cashier's check.

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Page 1 of 6

House rent agreement format in pakistan doc. House rent agreement format pdf pakistan. House rent agreement format in pakistan. House rent agreement format in urdu. House rent agreement format in word pakistan.

Parking (23) Mark whether or not the landlord will provide parking on the premises. (20) The proration period is selected if the tenant wants to move-in before the lease start date. However, if no other terms shall apply, leave this area blank or write in the word "None." Party Signatures (12) Landlord's Signature. Pets (28) Establish a pet policy. In some cases, a Landlord may have special utilities and services that he or she will assume for the lease term. (3) Tenant Information. Occupants are individuals that will be living on the premises but are not on the lease such as children, family members, etc. Occupants (5) Enter all the names of the occupants. Second, and depending on the State law, the landlord may give a Notice to Pay or Quit stating the landlord has the right to terminate the lease if the tenant does not pay by a specific date. If the Tenant must submit a security deposit then fill in the appropriate checkbox and report the security deposit amount the Landlord expects to receive by the time this lease is signed. Most month-to-month tenancies allow for either party to cancel with at least 30 to 60 days' notice. Download: Adobe PDF, MS Word (docx), OpenDocument Commercial Lease Agreements - For the use of any type of retail, office, or industrial space. Maximum Time Period - The landlord may also set a maximum time-frame for how long guests may stay on the property. This is always recommended to protect the tenant from their security deposit being wrongfully deducted at the end of the lease for pre-existing damage to the premises. The landlord and tenant should meet to discuss the specific terms and conditions of the lease, mainly consisting of the: Fees(s) - In reference to parking, pets, trash, etc. Waterbeds (29) It is highly recommended to detail in the lease whether or not waterbeds are allowed. If no additional payments will be necessary, then continue to the next area. If this agreement will operate under such conditions then, mark the checkbox "Fixed Lease." After choosing this checkbox, the statement attached to it must be supplied with the first calendar date when the Tenant may occupy the premises as well as the final calendar date of his or her occupancy. Agent/Manager (32) If the landlord has an agent or manager that maintains the property, their name, telephone, and e-mail should be entered. App.4th Supp. Section XVIII. And if alterations are completed by the tenant that they should be returned back to the original status at the start of the lease. Non-Renewal Letter - To inform a tenant that the landlord does not wish to renew or extend their lease. Section XXIII. Step 2 - Rental Application If the offer is conditionally accepted, the landlord will move ahead and ask for the tenant to complete a Rental Application and pay a small fee (commonly used to only cover the cost of showing the property and run a background check). (13) Tenant's Signature. Due Date - The day of the month should also be mentioned which is most commonly the first (1st). Section VIII. Pet Fee/Deposit - Due to the extra wear-and-tear animals have on a property the landlord may elect to have a fee or deposit in the chance major damage is caused. The landlord and tenant should have all negotiated items listed in the contract. Section IV. Otherwise, for example in the case of property damage, the Landlord is entitled to keep the amount needed to effect repairs caused by the Tenant that are not considered normal wear and tear. Guests (docs), OpenDocument Equipment Lease Agreement - To rent any type of device, tools, or similar item. It is always recommended to view the laws in your municipality but most of the requirements and/or disclosures will be required on the State-level. House Rules - Mainly for roommate situations, if there are any house rules such as cleaning times, common areas, quiet times, or any other regulations it should be listed. Move-in Inspection (22) In some States, a move-in inspection is required. Late Charges - Electing to have a late fee is a way landlords try to penalize a tenant for not paying their rent in a timely manner. Utilities - The landlord may opt to pay all, some, or none of the tenant's utilities. (9) Additional Requirements. State When is Rent Due? Step 6 - Executing the Lease The lease is not required to be witnessed (although it is always recommended to have at least one). This should be established in the agreement to ensure the terms are clear whether it is allowed or not. This requirement is often engaged to protect the Landlord from a Tenant who abandons the property in mid-term or without notice. Download: Adobe PDF, MS Word (docx), OpenDocument Parking Space Rental Agreement - Make a contract to park an automobile, recreational vehicle (RV), all-terrain vehicle (ATV), or motorcycle. All other utilities will be paid by the tenant. Every Tenant who shall pay rent in exchange for the right to access and occupy the premises through this agreement must be identified with an entry of each one's name and formal mailing address. Download: Adobe PDF, MS Word, OpenDocument Rental Application Rental Application - Use to properly screen individuals before accepting for tenancy. Section IX. A landlord will usually allow this for a fee of one (1) month's rent. If the landlord is to provide parking, enter if there is a fee or not for each vehicle. By State By Type (13) One (1) Page Lease Agreement - For residential use as a simple agreement between a landlord and tenant. Pets - If animals are allowed on the premises it should be stated. No limit for residential leases more than 1 year 30 days from the termination date § 47-8-18 New York 1 month's rent unless the deposit or advance is for a seasonal use dwelling unit 14 days after the tenant has vacated Emergency Tenant Protection Act § 76-74(1), § 7-108 (e) North Carolina 2 months' rent, for tenancy-at-will only 1.5 months' rent 30 days if no deposit or advance is for a seasonal use dwelling unit 14 days after the tenant has vacated the premises should be described thoroughly including the number (#) of bedrooms, bathrooms if the property is shared, common areas, and any other details that should be written. Furnishings (11) If there are any furnishings, such as couches, chairs, beds, curtains, etc. III Payment Terms (Select All Applicable Payment Terms) (6) Monthly Rent Payment. Landlord-Tenant Laws State Laws Alabama Title 35, Chapter 9A (Uniform Residential Landlord and Tenant Act) Alaska Title 34, Chapter 3 (Uniform Residential Landlord and Tenant Act) Arizona Title 33, Chapter 10 (Residential Landlord and Tenant Act) Arkansas Title 18, Subtitle 2, Chapter 17 (Arkansas Residential Landlord-Tenant Act) California A Guide to Residential Tenants' and Landlords' Rights and Responsibilities Colorado Title 38, Article 12 - Tenant & Landlord Connecticut Chapter 830 - Rights and Responsibilities of Landlord and Tenant



Delaware Title 25 (Landlord and Tenant) Florida Title VI, Chapter 83, Part II - Residential Tenancies Georgia Title 44, Chapter 7 - Landlord and Tenant Chapter 521 Residential Landlord and Tenant Code Illinois 765 ILCS 705 - Landlord and Tenant Act Indiana Title 32, Article 31 (Landlord-Tenant Relations) Iowa Chapter 562A (Uniform Residential Landlord and Tenant Law) Kansas Chapter 58, Article 25 (Landlords and Tenants) Kentucky KRS Chapter 383 (Uniform Residential Landlord and Tenant Act) Louisiana Attorney General's Guide to Landlord and Tenant Laws Maine Title 14, Chapter 710 (Rental Property) Maryland Real Property, Title 8 (Landlord and Tenant) Massachusetts Chapter 186 (Estates for years and at will) Michigan Chapter 554 (Real and Personal Property) Minnesota Chapter 504B (Landlord and Tenant) Mississippi Title 89 > Chapter 7 - Landlord and Tenant Missouri Chapter 441 (Landlord and Tenant) Montana Chapter 24. Residential Landlord and Tenant Act. Nebraska Article 14, Landlord and Tenant. Nevada Chapter 118A (Landlord and Tenant) New Hampshire Chapter 540 (Actions Against Tenants) New Jersey Title 46 (2013 Revised Statutes "PROPERTY") New Mexico Owner-Resident Relations New York Article 7: Landlord and Tenant North Carolina Chapter 42 (Landlord and Tenant) North Dakota Chapter 47-16 (Leasing of Property) Ohio Chapter 5321 (Titled: Landlords and Tenants) Oklahoma Title 41 (Landlord and Tenant) Oregon Title 10, Chapter 90 (Residential Landlord & Tenant) Pennsylvania Landlord and Tenant Act of 1951 (Title 68) Rhode Island Residential Landlord and Tenant Act (Chapter 34-18) South Carolina Residential Landlord and Tenant Act (Title 27, Chapter 40) South Dakota Chapter 43-32 (Lease of Real Property) Tennessee Title 66, Chapter 28 (Uniform Residential Landlord and Tenant Act) Texas Residential Title 8, Chapter 92 Utah Title 57 - Real Estate Vermont Title 9, Chapter 137: Residential Rental Agreements Virginia Virginia Residential Landlord and Tenant Act Washington State Laws (Title 59) West Virginia State Codes Chapter 37 (Real Property) Wisconsin Chapter 704 (Landlord & Tenant) Wyoming Article 12 (Residential Rental Property) A security deposit is paid by a tenant to a landlord at the start of a lease and returned after delivery of the property back to the landlord. Section XLIX. The verbal offer will usually be in reference to a monthly rental amount. § 535.060 Montana On the due date (no grace period) § 70-24-201(2)(c) Nebraska On the due date (no grace period) § 76-1414(3) Nevada On the due date (no grace period) NRS 118A.210(1) New Hampshire Not defined No statute New Jersey 5 business day grace period § 2A:42-6.1(1) New Mexico On the due date (no grace period) § 47-8-15(B) New York 5-day grace period Housing Stability and Tenant Protection act of 2019 North Carolina 4-day grace period § 42-46(e) North Dakota Not defined No statute Ohio Not defined No statute Oklahoma On the due date (no grace period) § 41-109(B) Oregon On the due date in the lease, but there is a 4-day grace period before a late fee may be imposed § ORS 90.220(7)(a), ORS 90.260(1)(a) Pennsylvania Not defined No statute Rhode Island On the due date (no grace period) § 34-18-15(c) South Carolina On the due date (no grace period) § 27-40-31(0)(c) South Dakota Not defined No statute Tennessee § 55.1-1204(C)(4), § 55.1-1204(C)(5) Washington 5-day grace period RCW 59.18.170 West Virginia Not defined No statute Wisconsin Not defined No statute Wyoming Not defined No statute Late Fees (maximum allowed) The late fees or the maximum amount a landlord may charge for late rent is not defined in most States. Section XX. This is usually equal to one (1) or two (2) month's rent and is regulated in most States to not be more than a couple months' rent. Grace-Period - Some States have a "grace period" allowing the tenant a few days to pay after the rent is due. Download: Adobe PDF, MS Word (.docx), OpenDocument Sublease (Sublet) Agreement - The renting of space a tenant has to someone else. When is Rent Due? If the Landlord intends to receive the amount that will be owed for the last month's rent before this lease is signed, then this option should be selected and the amount due entered. This is not allowed in most leases, although if it is allowed, usually requires the written consent of the landlord to ensure any new sublessee is credible. Verbal Agreements - Oral agreements are not honored in the court of law. Although, the rent is still considered late and will reflect negatively on the tenant's rental history. State Late Rent Fees (maximum allowed) Laws Alabama Not defined No statute Alaska Not defined No statute Arizona No maximum, although it must be stated in the lease. There are two (2) types: Fixed Term - Most commonly being one (1) year but may be any time-period as agreed upon by the parties. This may be completed by a new roommate or as a collective group. If neither Party wishes to commit to the terms of this agreement for a predetermined period of time then, continue to review the next option. Generally, the amount of money the Tenant will be obligated to pay the Landlord in exchange for right to occupy the premises will be due once a month. The lease may be for a fixed term or a month-to-month basis with general terms such as monthly rent, start and end dates, and utility responsibilities mentioned. Parking - If there is parking on the premises the landlord may or may not offer a spot for the tenant. IV. Non-Sufficient Funds (NSF Checks) (16) Enter whether or not there will be a fee (\$) if the tenant pays with a check with non-sufficient funds (NSF). At the time of authorization the landlord and tenant should exchange the following: Access (keys) to the premises and all common areas (unless the occupancy does not occur until a later time) Security deposit (if required), 1st month's rent, and any pro-rated rent (if the tenant is moving-in before the lease start date). Utilities (25) Enter all utilities that the landlord will be responsible for during the term of the lease. Proration Period. A standard requirement that Landlords will set in place is the submission of a security deposit. The Parties (1) Agreement Date. Notice that several blank areas have been placed in this section. This lease will only go into effect after it is completed and signed by both Parties involved. If the landlord chooses not to renew, the tenant will be required to move-out and provide their forwarding address. If month-to-month, then a start date is required and the time period when either party may terminate the agreement (see month-to-month termination laws) Section III. Additional Terms and Conditions (34) If there are additional terms and conditions that need to be written they can be in this section. 2703(1) Maine 15-day grace period Chapter 710, §6028(1) Maryland On the due date (no grace period) § 8-401(a) Massachusetts 30-day grace period. Step 1 - The Tenant Views the Space Before a lease agreement is drawn up, the tenant will usually view the space and deem it acceptable to their living standards and make a verbal offer to the real estate agent, manager, or landlord. The rental payment due each month should be clearly stated numerically (\$) and verbally in dollars much like how you write a check so that there isn't any miscommunication. Many written leases will be in effect for one year or longer and carry the condition of terminating only upon a certain date. Occupants - If the tenant has children, family, or friends that will be living in the residence but not a signor on the lease they would be classified as occupants and not tenants. Most commonly, this is equal to one (1) month's rent but can be the maximum under State law. This Party can also be a Property Owner who deals directly with Tenants or a Property Management Company that handles Landlord responsibilities. The security deposit amount the Landlord may request as well as the timeline for the return are usually left up to the state where the property is located. Appliances - The landlord should describe all appliances on the premises prior to move-in such as microwaves, washer/dryer, etc. Water damage can be very costly, and if enough is leaked, mold can grow quickly underneath carpeting in the right conditions. (2) Landlord Identity. Receipt of Agreement - The lease is not valid unless all parties have received receipt and acknowledgment of the lease. For instance, the Landlord may cover the general maintenance or landscaping of the property. Insurance (Bond) - The landlord is recommended, and required in some States, to disclose the type and amount of insurance are covered on the tenant's behalf. Common Disclosures, Notices, and Addendums Late Rent Violation If there is late payment by the tenant the landlord has a couple of options. Appliances (12) If the landlord has any appliances on the premises such as a microwave, refrigerator, washer, dryer, etc. 7 (2004), CIV Code 1962 Colorado Not defined No statute Connecticut Not defined No statute Delaware 5% of the monthly rent amount Title 25, § 5501(d) Florida Not defined No statute Georgia "All contracts for rent shall bear interest from the time the rent is due" Hawaii 8% of the monthly rent amount § 521-21(f) Idaho Not defined No statute Illinois Outside Chicago - Not defined Chicago only - \$10.00 per month for the first \$500.00 in monthly rent plus five percent per month for any amount in excess of \$500.00 in monthly rent for the late payment of rent. Step 3 - Run a Tenant Background Check The landlord is highly recommended to run a background of the tenant's credit, background, and criminal history. Late Fee (17) Whether or not there is a late fee. Sub-Letting - The act of subletting is the tenant acting as the landlord and re-leasing the property to another individual, also known as the "sublessee". Waterbeds - Due to the consequences of liquid-filled furnishings over the years it is recommended that the landlord bar this type of furniture on the premises. Move-in Inspection Checklist - Use to walk around the property and list any damage to the property. Download: Adobe PDF, MS Word (.docx), OpenDocument Condominium (Condo) Rental Agreement - Residential unit that is owned by an individual in a complex with other individually owned residences. Section XXII. If the Tenant must submit additional payments to enter this lease, then each such requirement must be documented. Download: Adobe PDF, MS Word, OpenDocument Family Member Rental Agreement - When a relative comes to live in the same home as a family member. Section XI. Section XXIV. Notices - If the tenant or landlord violates any part of the lease the parties should both have addresses (mailing and/or e-mail) of each other to send a notice. V. § 47a-3a(a), § 47a-15a Delaware On the due date in the lease, but there is a 5-day grace period before a late fee may be imposed Title 25, § 5501(b), Title 25, § 5501(d) Florida On the due date (no grace period) § 83.46(1) Georgia Not defined No statute Hawaii On the due date (no grace period) § 521-21(b) Idaho Not defined No statute Illinois Not defined No statute Indiana Not defined No statute Iowa On the due date (no grace period) 562A.9(3) Kansas On the due date (no grace period) § 58-2545(c) Kentucky On the due date (no grace period) § 383.565(2) Louisiana On the due date (no grace period) La. Civ. ARS 33-1368(B) Arkansas Must be a "good faith estimate of the damages likely to be suffered by the landlord in the case of a late payment." Also, the late fee must be written in the lease. Maintenance - In certain situations, such as the renting of a single-family home, the landlord or tenant may be obligated to conduct timely property upkeep such as lawn care, snow plowing/shoveling, etc. Chapter 186, Section 15B(1)(c) Michigan On the due date (no grace period) § 554.131 Minnesota Not defined No statute Mississippi Not defined No statute Missouri Not defined No statute Nevada 30 days from the end of tenancy NRS 118A.242 New Hampshire 1 month's rent or \$100, whichever is greater 30 days, 20 days if the property is shared with the landlord RSA 540:A:6, RSA 540:A:7 New Jersey 1.5 months' rent 30 days from the termination date § 46:8-21.2, § 46:8-21.1 New Mexico 1 month's rent for leases 1-year and under. For instance, some Municipalities may require disclosure attachments made for properties that required mold treatment while the federal government mandates a lead paint disclosure for properties built before 1976. After both the landlord and tenant sign the agreement, it becomes legally binding until its end date. Sale of Property (24) If the landlord would like the option for the tenant to move out upon the sale of the property, it should be selected. Download: Adobe PDF, MS Word, OpenDocument Sample - 1-Page Lease Download: Adobe PDF, MS Word, OpenDocument How to Write Download: Adobe PDF, MS Word, or OpenDocument I. Download: Adobe PDF, MS Word (.docx), OpenDocument The Leasing Process (8 steps) From start to finish, follow this simple guide 8-step guide to properly lease residential property. Be advised, the Landlord Address will be where the Tenant will send any legal notices concerning this lease. In an effort to curb any wild animals the lease should mention the exact types of animals and how many are allowed on the property. Lead Paint (33) If the premises was built prior to 1978, according to federal law, the lead-based paint disclosure form must be attached to the lease. Make sure that all parties have received a copy and the form will become legally valid. Section XXVII. If pets are allowed, the landlord can limit the number of pets, types, and how much they weigh. Governing Law - Leases are governed on a State by State basis. Section XIX. Use the following resources to conduct your search: Step 4 - Verify References The landlord should contact past employers, past landlords, and any non-family references provided in the application. To engage this agreement, the Landlord must sign and print his or her name to the completed document. Any additional paperwork or obligation considered a part of this lease (i.e. the Landlord offers a paid parking space option) should be documented in the fifth section. Laws Alabama On the due date (no grace period) § 35-9A-161(c) Alaska On the due date (no grace period) AS 34.03.020(c) Arizona On the due date (no grace period) ARS 33-1314(c) Arkansas On the due date in the lease, but there is a 5-day grace period before a late fee may be imposed § 18-17-401(b)(1), § 18-17-701(b) California On the due date (no grace period) CIV Code 1947 Colorado Not defined No statute Connecticut 9-day grace period. Monthly Rent Amount (\$) Move-in Date - The day the tenant will take occupancy of the space. Download: Adobe PDF, MS Word (.docx), OpenDocument Standard Residential Lease Agreement - Typically for a one (1) year period but can be for any fixed period. This agreement is for residential use only. If so, then the "Monthly Rent" checkbox should be selected. Additionally, report the dollar amount that the Tenant must pay the Landlord then, the two-digit calendar day of the month when this rent payment is due. Airbnb - With the popularity of Airbnb there is always the temptation by the tenant to make an additional income by renting the property on a short-term basis. Parties - In the first (1st) paragraph the parties should be introduced. Purpose (10) Enter the use(s) for the premises. Parking Fee - In most urban locations the landlord will commonly charge a parking fee. Payment Location - How the payment should be made should clearly be stated in the lease. In California for example, this is a required to be stated in the lease. If the Landlord will not assume payment obligations for any utility or service, then leave this article unattended or write in the word "None." For example, in quite a few Municipalities, the Landlord will be required to pay for the water a Tenant uses on the concerned premises. Download: Adobe PDF, MS Word (.docx), OpenDocument Roommate (Room Rental) Agreement - For a roommate seeking others to join in paying rent in a residential unit together. Make sure to sign and send it to the landlord. No statute 5-12-140(h) Indiana Not defined No statute Iowa If the rent does not exceed \$700/month, the late fee cannot exceed more than \$12/day per day or \$60/month. Download: Adobe PDF, MS Word (.docx), OpenDocument Rent-to-Own Lease Agreement - Agreement that structures rental payments in combination with payments to own the property. If the lease term ends with no costly violations or property damage caused by the Tenant, then the Landlord will return the full security deposit amount. If there is a late fee, enter when rent is considered late and the fee for each occurrence or day rent is late.

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