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LEASE AGREEMENT

THIS AGREEMENT is made and entered into this ___ day of ___ between

“(Owner/Agent”, whose address and phone

number are

and “Resident.”

THE PARTIES AGREE AS FOLLOWS:

1. RENTAL UNIT: Subject to the terms and conditions of this Agreement, Owner rents to Resident and Resident rents from Owner, for residential use only,

the premises located at: ___ Unit # (if applicable) ___

CA, ___

2. RENT: Rent is due in advance on the ___ day of each and every month, at \$ ___ per month, beginning on

payable to Owner/Agent at

Payments made in person may be delivered to Owner/Agent between the hours of ___ and ___ on the following days of the week:

Acceptable methods of payment:

If rent is paid after the ___ of the month, there will be a late charge of \$ ___ assessed. The parties agree that this late fee is presumed to be the amount of damage sustained by late payment of rent.

Owner may apply any payment made by Tenant to any obligation of Tenant to Owner notwithstanding any dates or other direction from Tenant that accompanies any such payment.

3. SECURITY DEPOSIT: Resident shall deposit with Owner/Agent, as a security deposit, the sum of \$ ___

Resident shall not use the security deposit to pay any month's rent. Owner/Agent may withhold from the security deposit only such amounts as are reasonably necessary to remedy Resident defaults including, but not limited to, the following:

(a) defaults in the payment of rent,

(b) to repair damages to the premises caused by Resident, exclusive of ordinary wear and tear, and/or

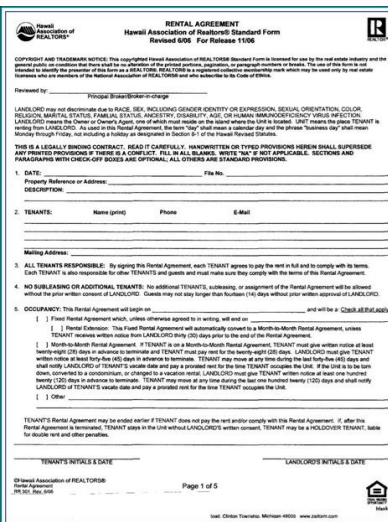
(c) to clean the premises, if necessary, upon termination of the tenancy in order to return the unit to the same level of cleanliness it was in at the inception of the tenancy, and/or

(d) to restore, replace, or return personal property or appurtenances, exclusive of ordinary wear and tear.



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cover expenses for internal and external common areas like hallways, elevators, shared bathrooms, parking areas, and more. A month-to-month rental agreement is automatically renewed each month unless you or your landlord give notice to terminate (typically 30 days). Utilities. You can also accept digital signatures when it's time to sign the final document.What should I include in a lease agreement? Deposits and fees. Jotform allows you to include digital signatures, such as DocuSign, on your lease agreement, which are usually legally binding.Glossary of Lease Agreement Terms.Landlord (lessor). A landlord is a person who owns land, houses, or apartments and rents or leases them to tenants.Tenant (lessee). A tenant is a person who rents land or property from a landlord.Security deposit: A security deposit is paid by an incoming tenant in order to secure the lease from a landlord. Occupancy limits. Renting your property without putting the rules and expectations of the tenancy in a clear writing is an invitation for trouble. With no clear agreement written down, every small disagreement—whether it's over repairs, the fee for a late rent check, or deductions made from a departing tenant's security deposit—has the potential to escalate into a nasty legal battle. These individuals include property managers looking for tenants and vice versa, social service providers looking for supportive housing, real estate agents, and anyone renting or looking to rent a property.What is the difference between a lease and a rental agreement?In the case of real estate or apartments, a rental agreement typically provides for tenancy for a short period of time, usually 30 days. You'll want to include certain key terms in your lease or rental agreement, and tailor it as needed to reflect the unique aspects of your rental. These templates are suggested forms only. The lease should state the length of the agreement. Entry to the property. Deal With Key Issues In addition to heading off disputes, a good lease nudges the landlord to deal with key issues that might otherwise be overlooked before getting into the rental relationship. You can use Jotform to produce a PDF file of the lease for your tenant. Pets. Maintenance and repairs. Restrictions on disruptive activity. You are advised to consult your local real estate laws. If you're in the real estate business, branding is important since you'll be sharing this agreement with a lot of clients. If your arrangement isn't in writing, a battle over a security deposit becomes a he-said-she-said dispute, and courts often decide such matters by giving the renter the benefit of the doubt. Include text that prohibits behavior such as excessive noise and illegal activity. You may increase the rent, change other terms of the tenancy, or terminate the lease on relatively short notice—unless local rent control ordinances specify otherwise. Here are some other important reasons to use a written agreement. Many landlords prefer month-to-month agreements, particularly in tight rental markets where new tenants can be easily found and rents are trending upwards. In addition, you usually can't ask the tenant to move out or prevail in an eviction lawsuit unless the tenant fails to pay the rent or violates another important term of the lease or state or local law. Rent. The terms of the agreement can also be changed each month.A lease provides the tenant the right to occupy the property for a specific term, which typically runs from six months to a year or more. However, a landlord may waive any penalties and allow a tenant to break a lease. Let the renter know if you will allow pets and, if so, what type. A rental agreement establishes a tenancy for a short period of time, usually one month. Usually, there is no requirement to have it notarized. Happier, stable tenants and satisfied landlords. An ideal use case is to generate a PDF copy of the submitted agreement that can be printed out. For instance, what happens if the lease has a no-pets clause, but the landlord turned a blind eye to the cat when the tenant moved in? Unless the tenant agrees, the terms of the lease cannot be changed by the landlord.Also, a lease does not usually automatically renew. In layman's term, it's a document used for the occupying of space (either commercial or residential) for a period of time in exchange for monthly rent. You should also include clauses for terms of conditions and signature widgets that should be signed by both parties.What is lease agreement?A lease agreement is a legally binding contract between a landlord and tenant that outlines the terms by which the tenant can rent property from the landlord, such as the duration of the lease, the monthly rent amount, and maintenance responsibilities.Who needs a residential lease agreement?Anybody involved in leasing a property should have a residential lease agreement that defines the terms of the agreement and keeps all involved parties protected by law. Declare whether you require a security deposit and first/last month's rent. At the end of the lease term, you can either decline to renew it or negotiate to sign a new lease or rental agreement. Landlords are not required to extend or renew a lease without a renewal option outlined in the agreement, so it's important to include a renewal option if you intend on renewing the lease.Periodic tenancy: Periodic tenancy is the possession of a property with no determined end date. The landlord-tenant relationship is complicated—laws on the federal, state, and local levels govern nearly all aspects of renting residential property. This should specify that only the adults who signed the lease and their minor children can occupy the property. Is a lease cancellable?A lease is usually for a fixed term, such as one year. Guarantors are often required for student lease agreements, or for tenants without steady employment.Cosigner: A cosigner is a third-party person that shares the responsibility of paying rent with the primary tenant, though they are not required to live on the property. The amount of rent and when it is due. If you're using a form as a contract, or to gather personal (or personal health) info, or for some other purpose with legal implications, we recommend that you do your homework to ensure you are complying with applicable laws and that you consult an attorney before relying on any particular form. Our revamped PDF Editor will allow you to fully customize the template, add your own branding, change the order of the questions, or modify the context of the terms and conditions.If you haven't had a chance to build a rental and lease agreement before, we're listing down some of the most important details you need to ask and disclose on your agreement - The premises (whether it's a house, apartment, condo, basement, or attic), contact details of the landlord and tenant, the amount of money paid by the tenant to the landlord, and the length of time the tenant has the right to stay on the premises. Also, state landlord-tenant laws might require landlords to make certain disclosures to tenants in a lease or rental agreement or impose other duties relating to tenancies. As opposed to a fixed-term tenancy, the tenant decides when to end the tenancy. All of the details of your tenancy should be recorded in a written lease or rental agreement. Ensure Your Right to Collect and Use a Security Deposit Without a written agreement, you run the risk of not being able to collect or use a security deposit to cover unpaid rent or damage repair costs. Outline the tenant's responsibility to keep the property clean and pay for damages due to abuse. You can't raise the rent or change other terms until the lease runs out, unless the lease itself provides for modifications or the tenant agrees in writing to the changes. Don't take a chance—use a legal, complete rental agreement or lease. Why You Need a Lease or Rental Agreement Some landlords don't use written agreements—they just have a conversation with the tenant, take the tenant's check, and let the tenant move in. Lease vs. The names of all tenants. While oral promises can be legally binding, it can be difficult if not impossible to prove them to a judge. A lease obligates both you and the tenant for a set period of time, usually a year. Establish who is responsible for utilities, and what will happen if a payment is delinquent. This is especially common for month-to-month leases.Guarantor: A guarantor is the person responsible for taking care of and paying for the property if the primary tenant fails. A lease is an agreement between you (the landlord) and your tenant. For a handbook that provides the practical and legal information that landlords need to rent out property, get Leases & Rental Agreements, by Ralph Warner, Marcia Stewart and Janet Portman (Nolo). Unless the renter or landlord provides a move-out notice, the lease is automatically renewed. Terms. A rental and lease agreement is a document that outlines the arrangement between an owner of a real estate, known as the "landlord" or "lessor", and someone else that is willing to pay rent while occupying the property, known as the "tenant" or "lessee". Leases usually include the standard items, such as the amount of rent, the duration of the lease, who is responsible for various maintenance items, and the penalties that can be assessed for not following the terms.With Jotform, you can create a lease template and use a form to collect specific information that changes with each lease, such as the tenant's name, rent amount, etc. Can a rental agreement be used as proof of address?In most cases, a valid rental or lease agreement can be used as proof of address. CAM fees vary by circumstance, so amounts should be agreed upon by both the landlord and the tenant and explicitly laid out in their contract.Renewal option: A renewal option is included in a rental or lease agreement and outlines the terms and conditions for extending the original agreement. Avoid Disputes A landlord who provides no written lease often finds that the result is chaos. The result? Does a lease need to be notarized?A lease is a contract between a landlord and a tenant. Comply With the Law Many state and local laws require rental arrangements intended to last longer than a year be put in writing. Clarify your rights to access the property to make repairs, and how much advance notice you will provide. Rental Agreement: Which Is Better?

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