

**MODEL LEASE**

This lease is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_,  
between the **LESSOR** (landlord), address \_\_\_\_\_,  
\_\_\_\_\_ phone number, and the **LESSEE(S)** (tenants)

\_\_\_\_\_

\_\_\_\_\_

**1. DESCRIPTION OF PREMISES**

The lessor hereby leases to the lessee(s) the dwelling unit located at

\_\_\_\_\_, apartment number \_\_\_\_\_.

This dwelling unit is \_\_\_\_\_ furnished (list of furnishings attached) \_\_\_\_\_ unfurnished.

**2. TERM OF THE LEASE**

This lease shall begin on \_\_\_\_\_, 20 \_\_\_\_, and run continuously  
until \_\_\_\_\_, 20 \_\_\_\_.

**3. AMOUNT AND DUE DATE OF RENTAL PAYMENTS**

A monthly rental payment of \$ \_\_\_\_\_ shall be due on the \_\_\_\_\_ day of  
each month, with the first payment due on \_\_\_\_\_, 20 \_\_\_\_, and the final  
payment due on \_\_\_\_\_, 20 \_\_\_\_\_. The rental payment shall be mailed or  
delivered to: \_\_\_\_\_.

**4. SECURITY DEPOSIT**

The lessee(s) shall pay to the lessor a security deposit of \$ \_\_\_\_\_ on or  
before \_\_\_\_\_, 20 \_\_\_\_. This security deposit shall be returned to the  
lessee(s) within 30 days after the termination of this lease in accordance with the agreements  
below:

Within five (5) days after the date the lessee(s) move in, an inspection of the dwelling  
unit shall be made using the attached check-in / check-out sheet. Within 5 days before the  
termination of this lease, the dwelling shall be reinspected. It shall be the responsibility of the  
lessee(s) to either repair or pay for the repair of any damage to the dwelling unit **BEYOND  
NORMAL WEAR AND TEAR.**

The lessor may deduct from the security deposit the cost of repairing damage to the  
dwelling unit caused by acts of negligence by the lessee(s) or invited guests. For any part of the  
security deposit withheld to cover the cost of repairing damage to the dwelling unit, the lessor  
must, within 30 days after the lessee vacates the unit, furnish the lessee(s) an itemized statement  
of all damage found, the cost of repairing the damage, and copies of the paid receipts for repairs  
made.

**5. UTILITIES**

- The lessor shall furnish the following utilities/services, as indicated, at no cost to the lessee(s):

- Heat \_\_\_\_\_ , Electricity \_\_\_\_\_ , Gas \_\_\_\_\_ , Water \_\_\_\_\_ , Trash Removal \_\_\_\_\_ , Parking \_\_\_\_\_.
- The lessee(s) shall pay for the following utilities/services, as indicated: Heat \_\_\_\_\_ , Electricity \_\_\_\_\_ , Gas \_\_\_\_\_ , Water \_\_\_\_\_ , Trash Removal \_\_\_\_\_ , Parking \_\_\_\_\_.
- The lessee(s) shall make arrangements for connection of and payment of all necessary deposits for utilities/services not provided by the lessor.

## 6. USE OF THE PREMISES

It is agreed that the dwelling unit is for the full residential use and enjoyment of the lessee(s) during the term of the lease. It shall be the right of the lessee(s) to entertain guests on the premises at any and all times. It is also agreed that the lessee(s) shall take reasonable precautions to avoid disturbing the quiet enjoyment of other building residents.

## 7. ALTERATIONS

The lessee(s) shall make no alterations in the dwelling unit without the written consent of the lessor.

## 8. ASSIGNMENT

The lessee(s) may assign this lease at any time during the term of the lease with the written permission of the lessor. The lessor shall not withhold permission to assign this lease unless the assignees are found unsuitable due to their financial situation.

## 9. BREACH OF LEASE

In the event of a breach of the lease by the lessee(s), the lessor shall notify the lessee(s) in writing of the breach of lease and shall pursue a remedy within the bounds of applicable State Statutes and local ordinances.

## 10. LESSEE(S) RESPONSIBILITIES

- To keep the dwelling unit in a clean and sanitary condition in order to avoid infestation by vermin or rodents.
- To take all reasonable precautions to avoid stopping up the drain pipes.
- To take reasonable precautions to avoid freezing of water pipes by not turning off the heat in the winter months.
- To place trash in the appropriate receptacles.
- To avoid disturbing other building residents with excessive noise.
- To notify the lessor in writing of needed repairs

## 11. LESSOR RESPONSIBILITIES

To maintain the dwelling unit in accordance with all applicable Housing Code and Building Codes.

To make necessary repairs to the dwelling unit and all appliances and furnishing contained therein with 5 working days after receiving written notification of the problems from

the lessee(s). If repairs cannot be completed in 5 days, the lessor shall notify the lessee(s) of such delay. In cases which involve essential services, the lessor shall make suitable substitutes available or refund the rent paid for the period of time that the essential services are unavailable.

To enter the dwelling unit only at reasonable times and for a specific purpose, i.e., to make repairs or show the unit to prospective tenants. The lessor shall make an effort to contact the lessee(s) at least 24 hours prior to entering the dwelling unit, emergencies excepted.

To keep the unit free of vermin and rodents. If necessary, to exterminate on a regular schedule.

## 12. LOSS BY FIRE OR OTHER CASUALTY

In the event that the leased premises shall be rendered untenable by fire or other casualty, the terms of this lease shall cease and the lessor shall, within 15 days, return to the lessee(s) the security deposit and all rents paid for each day past such termination of the lease.

## 13. JOINT AND SEVERAL LIABILITY

It is understood that the lessee(s) are to be held jointly and severally liable for all terms of this lease, i.e., any one lessee can be held liable for the entire rental payment or for charges for damage to the leased premises.

## 14. FURTHER AGREEMENTS

NO ORAL PROMISES OR AGREEMENTS ARE BINDING ON EITHER THE LESSOR OR THE LESSEE(S). This lease and any additional agreements stated below and initialed by all parties, shall constitute the entire contract for leasing of the dwelling unit:

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LESSEE(S)

LESSOR

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