

CONDOMINIUM LEASE AGREEMENT

This Condominium Lease Agreement (the "Agreement") is entered into on the ____ day of _____, 20____ (the "Effective Date") by and between:

LANDLORD:

Name: _____

Mailing Address: _____

Email: _____

Phone: _____

TENANT(S):

Name(s): _____

Mailing Address: _____

Email: _____

Phone: _____

The Landlord and Tenant are collectively referred to in this Agreement as the "Parties."

I. THE PREMISES

The Landlord agrees to lease to the Tenant, and the Tenant agrees to lease from the Landlord, the condominium unit located at:

Street Address: _____

Unit Number: _____

City: _____ State:

_____ Zip Code:

(hereinafter referred to as the "Premises").

The Premises includes the following:

☐ Parking Space(s) Numbered: _____

☐ Storage Unit(s) Numbered: _____

☐ Other: _____

The Premises is leased as:

☐ Unfurnished

☐ Furnished (A separate inventory list shall be attached hereto)

II. LEASE TERM

The term of this Agreement shall be (check one):

☐ **Fixed Term.** The lease shall commence on the _____ day of _____, 20____ and end on the _____ day of _____, 20____. Upon the end of the term, the Tenant shall vacate the Premises unless a new agreement is signed.

☐ **Month-to-Month.** The lease shall commence on the _____ day of _____, 20____ and continue on a month-to-month basis until terminated by either party providing proper written notice as required by state law.

III. RENT

The Tenant agrees to pay the Landlord rent in the amount of \$

_____ per month.

Payment Due Date: Rent is due on the _____ day of each month.

First Payment:

The Tenant shall pay the first month's rent in the amount of \$

_____ upon the execution of this Agreement.

Payment Method:

Rent shall be paid via:

☐ Check ☐ Cash ☐ Bank Transfer ☐ Online Portal ☐ Other:

Late Fees:

If rent is not paid by the due date, the Tenant shall pay a late fee of (check one):

☐ \$ _____ per day until paid.

☐ \$ _____ flat fee.

☐ _____ % of the monthly rent.

Returned Checks:

If any check offered by the Tenant to the Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "Stop Payment," or any other reason, the Tenant shall pay the Landlord a returned check fee of \$

_____ .

IV. SECURITY DEPOSIT

Upon execution of this Agreement, the Tenant shall deposit with the Landlord the sum of \$ _____ as security for the performance of the Tenant's obligations under this Agreement (the "Security Deposit").

The Security Deposit shall be returned to the Tenant within _____ days after the termination of this tenancy, less any deductions for damages, unpaid rent, or other charges owed under this Agreement, in accordance with the laws of the State of _____ .

V. CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

The Tenant acknowledges that the Premises is part of a Condominium Association (the "Association"). The Tenant agrees to comply with all provisions of the Declaration of Condominium, Bylaws, and Rules and Regulations of the Association (collectively, the "Condominium Documents").

1. **Receipt of Documents:** The Tenant acknowledges receipt of a copy of the Condominium Documents or agrees to obtain them from the Association.
2. **Supremacy:** In the event of a conflict between this Lease and the Condominium Documents, the Condominium Documents shall control.
3. **Fines and Violations:** The Tenant shall be responsible for any fines, penalties, or assessments levied against the Unit or the Landlord by the Association due to the conduct, acts, or omissions of the Tenant, Tenant's guests, or occupants. The Tenant agrees to reimburse the Landlord for any such fines within _____ days of demand.
4. **Use of Common Areas:** The Tenant shall have the right to use the common elements and facilities of the Condominium subject to the rules of the Association.

VI. UTILITIES AND SERVICES

The responsibility for payment of utilities and services shall be as follows:

Electricity:

☐ Landlord ☐ Tenant

Water/Sewer:

☐ Landlord ☐ Tenant

Gas:

☐ Landlord ☐ Tenant

Trash Removal:

☐ Landlord ☐ Tenant ☐ Association

Cable/Internet:

☐ Landlord ☐ Tenant

Snow Removal:

☐ Landlord ☐ Tenant ☐ Association

Landscaping:

☐ Landlord ☐ Tenant ☐ Association

Condominium Association Fees:

☒ Landlord ☐ Tenant

VII. OCCUPANTS AND GUESTS

The Premises shall be occupied strictly for residential purposes by the following named persons only:

Guests staying more than _____ consecutive days or more than _____ days in any twelve-month period require the written consent of the Landlord.

VIII. PETS

☐ **No Pets.** No pets or animals of any kind are allowed on the Premises.

☐ **Pets Allowed.** The Tenant is permitted to keep the following pet(s) on the Premises, subject to Association approval:

Description of Pet(s):

If pets are allowed, the Tenant shall pay a non-refundable pet fee of \$

_____ and/or a refundable pet deposit of \$

IX. MAINTENANCE AND REPAIRS

Tenant's Responsibility: The Tenant shall keep the Premises in a clean, sanitary, and good condition. The Tenant is responsible for repairs caused by the misuse or negligence of the Tenant, guests, or pets.

Landlord's Responsibility: The Landlord shall be responsible for mechanical, electrical, and plumbing systems within the unit, unless such maintenance is the responsibility of the Association.

Notification: The Tenant must immediately notify the Landlord of any condition requiring repair.

X. RIGHT OF ENTRY

The Landlord shall have the right to enter the Premises for the purpose of inspection, making necessary repairs, or showing the unit to prospective buyers or tenants. Except in cases of emergency, the Landlord shall provide the Tenant with at least
_____ hours' notice prior to entry.

XI. LEAD-BASED PAINT DISCLOSURE

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly.

Check one:

☐ The Premises was built prior to 1978. The Landlord has provided the Tenant with a Lead-

Based Paint Disclosure and the EPA pamphlet "Protect Your Family from Lead in Your Home."

☐ The Premises was built in 1978 or later.

XII. INSURANCE

Landlord's Insurance: The Landlord's insurance policy does not cover the Tenant's personal property or liability.

Tenant's Insurance: The Tenant is:

☐ Required to obtain Renter's Insurance with a minimum liability coverage of \$

_____ .

☐ Not required to obtain Renter's Insurance, but it is strongly recommended.

XIII. DEFAULT

If the Tenant fails to pay rent when due or violates any other term of this Agreement or the Condominium Documents, the Landlord may terminate this Agreement in accordance with State law.

XIV. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of

_____ .

XV. ADDITIONAL TERMS AND CONDITIONS

Additional provisions or terms of this Agreement are:

XVI. ENTIRE AGREEMENT

This Agreement, along with any attachments and the Condominium Documents, constitutes the entire agreement between the Parties and supersedes all prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings, or other agreements, whether oral or written, relating to the subject matter of this Agreement.

XVII. SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below.

LANDLORD:

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

TENANT:

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

TENANT (Co-Signer if applicable):

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

*

NOTARY ACKNOWLEDGMENT**

State of _____

County of _____

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared _____ (Name of Landlord) and _____ (Name of Tenant(s)), proved to me through satisfactory evidence of identification, which was _____, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Signature of Notary Public: _____

Date: _____ day of _____, 20____

Print Name: _____

My Commission Expires: _____ day of _____, 20____

(Seal)

