***Lease Agreement***

LENGTH OF LEASE

 A. *Initial Rental Period*. The landlord will rent this residence to the tenant for \_\_\_\_\_\_\_\_\_\_ months. This term shall begin on the \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20\_\_\_\_\_, at noon.

SECURITY DEPOSIT

 A. *Amount of Security Deposit*. The tenant has paid the landlord $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_ as a Security Deposit. The Security Deposit is in addition to rental payments and should not be substituted by the tenant for unpaid rent. The landlord will hold the Security Deposit until the end of the residency. The Security Deposit remains the tenant’s money. The landlord will keep the Security Deposit separate from the landlord’s own money. The landlord will not require a Security Deposit of more than two months’ rent.

DISTURBING THE PEACE

The tenant agrees not to cause or allow on the premises any excessive nuisance, noise, or other activity which disturbs the peace and quiet of neighbors or other tenants in the building or violates any state law or local ordinance. The landlord agrees to prevent other tenants and other persons in the building or common areas from similarly disturbing the tenant’s peace and quiet.

SUBLEASING

The tenant agrees not to sublease or assign this residence without the prior written consent of the landlord. Consent will not be withheld except for good reason.

OTHER AGREEMENTS

 The landlord and the tenant also agree to the following:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

JOINT AND SEVERAL LIABILITY

The undersigned tenants are jointly and severally responsible and liable for all obligations under this agreement.

Signatures:

Mrs. Lord (landlord)

Tyler (tenant)