**LEASE AGREEMENT**

This Lease is made on ( DATE ) BETWEEN ( NAME OF LANDLORD ) AND ( NAME OF TENANT ).

1. **PROPERTY**: The LANDLORD agrees to lease to TENANT and the latter agrees to lease from LANDLORD, The landlord agrees to rent to the tenant and the tenant agrees to lease from the landlord, ( DESCRIPTION OF PROPERTY AND COMPLETE ADDRESS ). This rental unit will be referred to in this lease as the 'Apartment.'
2. **TERM**: The term of this lease is ( months/years ) starting on ( date ) and ending on ( date )and will only charge from the date on which possession of the PREMISES is transferred to the TENANT. While the LANDLORD is not responsible for failure to give TENANT possession of property the TENANT may cancel the lease 30 days after the former fails to do so.
3. **RENT**: The TENANT agrees to pay ( amount )as rent, to be paid as follows: ( amount )due, in advance, on the ( date ). The first payment of rent and any security deposit is due by ( date ) prior to moving in. The TENANT is responsible for a late charge of ( amount ) in case the monthly payment is delayed for more than 15 days, which shall be included in the rent payment for the month when the TENANT has remised the obligation to pay.
4. **SECURITY DEPOSIT**: The TENANT will deposit the sum of ( amount )with the LANDLORD as security that the TENANT will comply with all the terms of this Lease provided further that such money shall be returned to the TENANT the day after the lease. The LANDLORD may use the security deposit to pay for repairs for damages in the property which are caused by the act of the TENANT. In case the LANDLORD sells the property, the LANDLORD will transfer the deposit for the benefit of the new owner who shall have the same obligations as the LANDLORD.
5. **OBLIGATION OF TENANT**: The TENANT shall keep the Premises in good condition and shall be responsible for the necessary repairs, replacement, and damages caused by TENANT’s fault. The TENANT will refrain from storing in the property anything dangerous, flammable, explosive, or anything that will increase the LANDLORD’s insurance. The TENANT shall also be responsible for harm, injury, and damages caused to other persons in the property due to his or her fault or negligence.
6. **OBLIGATION OF LANDLORD:** The LANDLORD will pay for the following utilities: Water and Sewer, Electricity, Garbage Removal, Gas, Oil.
7. **ALTERATIONS**: The TENANT cannot make any alteration or improvement without the consent of the LANDLORD.
8. **NO WAIVER**: Failure to enforce any terms of the Lease does not tantamount to the waiver of rights nor shall it be deemed to be an abandonment of the right to enforce the lease.
9. **NO ASSIGNMENT OR SUBLEASE**: The TENANT shall not sublease the PREMISES or assign this Lease without the written consent of the LANDLORD.
10. **NOTICES**: All notices provided by this Lease must be written and delivered personally or by certified mail, return receipt requested, to the parties at their addresses listed above, or to such other address as the parties may stipulate.
11. **SEVERABILITY**: Should a stipulation of the Lease be declared invalid by the effect of the law, a judgment, a decision or a regular act emanating from a competent authority, the validity of the other stipulations will not be affected.
12. **ACKNOWLEDGMENT**: The TENANT acknowledges having read all of the terms and conditions of this lease and the attached rules and regulations; and that no oral representation has been made to him or her other than what is contained in this agreement.
13. **ENTIRE AGREEMENT**: This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereto and supersedes any and all prior understandings, arrangements, and agreements between the parties.
14. **SIGNATURES**: The LANDLORD and the TENANT agree to the terms of this Lease.

Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

LANDLORD’S SIGNATURE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TENANT’S SIGNATURE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_