

Residential Condominium Lease

Approved Lease for Rentals

By this agreement made and entered into on this date ___/___/20___,
between _____ herein referred to as Lessor, and
_____ herein referred to as Lessee.

Lessor leases to Lessee the property situated at: Unit # _____
@ _____ for a minimum term
of 6 months plus one day, to commence on ___/___/20___ and end
on ___/___/20___.

1. **Rent:** Lessee agrees to pay, without demand, to Lessor as rent for the Condominium Unit, the total sum of \$_____. Payment schedule as stated

 Rent includes electricity. Rent excludes electricity.
2. **Security Deposit:** On execution of this lease, lessee deposits with Lessor \$_____ of which is acknowledged by Lessor as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, without interest, on the full and faithful performance by him/her of the provisions hereof.
3. **Quiet Enjoyment:** Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the Condominium Unit for the agreed term.
4. **Use of the condominium Unit:** The Condominium Unit shall be used and occupied by Lessee exclusively as a private single-family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the Condo Unit and abide by all of the **Rules and Regulations of the Association.**
5. **Number and Age of Occupants:** Lessee agrees that the Unit shall be occupied by no more than 2 adults, one of whom must be 55 years of age or older, and no children under the age of 18 years of age may occupy the unit. Lessee agrees to abide by these **Rules and Regulations.**
6. **Condition of Premises:** Lessee stipulates that he/she has examined the Condominium Unit, and that it is, at the time of his/her lease, in good order, repair, and a safe, clean, and tenantable condition.
7. **Assignment and Subletting:** Per the **Condominium Rules and Regulations** the Condominium Unit may **NOT** be sublet.
8. **Alterations and Improvements:** Lessee shall make no alterations to the Condominium Unit or make other improvements without the prior written consent of the Lessor.

9. **Damage to Condominium Unit:** If the Condominium Unit shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his/her family, agent, or visitor, the Unit shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and to the extent to which, the leased Condominium Unit may have been untenable; but if the Unit should be damaged other than by Lessee's negligence or willful act or that of his/her family, agent, or visitor to the extent that Lessor shall decide not to repair, the term of this lease shall end and the rent be prorated up to the time of the damage.
10. **Abandonment:** If at any time during the term of this lease lessee abandons the Condominium Unit Lessor may, at his/her option, enter the Unit by any means without being liable for any prosecution therefore, and without liable to Lessee for damages or for any payment of any kind whatever. If Lessor's right of re-entry is exercised following abandonment of the Condominium Unit by Lessee, then lessor may consider any personal property belonging to Lessee and left in the Unit to have also been abandoned. In which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.
11. **Rules and Regulations:** The Lessor shall provide the Lessee a current copy of the **Rules and Regulations** and the Lessee agrees to abide by all of those **Rules and Regulations**.
12. **Approval of lessee:** The Lessee must be interviewed by the Condo Association before the final approval of the lease.

Other: _____

In witness whereof, the parties have executed this lease the day and year written above.

Lessor _____.

Lessee _____.

Lessor _____.

Lessee _____.