



Rent: When your monthly payment is due and how much that monthly payment is.

Form of Payment: Who the rent check/money order should be made out to as well as where the check/money order should be delivered.

Late Payment: The fees that you will be charged if you submit your rent check late.

Returned Checks: The terms and conditions that will be apply for returned checks.

Security Deposit: A deposit that is required for security of the faithful performance of a tenant. This may or may not be refundable.

Quiet Enjoyment: The tenant has the right to live peacefully in the unit if the rent is paid in a timely fashion and the apartment is being maintained adequately.

Number of Occupants: This defines the total number of residents permitted to live in the apartment without written approval from the landlord.

Condition of the Premises: This states that the tenant has examined the premises and agrees that it is in good order, safe, clean, and in livable condition. This would be the appropriate place to report any repairs or current damages to the unit. This would also be a discussion as to who is responsible for any repairs.

Keys: This states how many keys are being provided as well as any applicable fees when the keys are not returned at the termination of the lease.

Locks: The tenant agrees to pay the fees to have the locks changed and to provide the landlord with a key. The tenant additionally agrees to not change the locks without written approval from the landlord.

Lockout: The tenant agrees to pay all fees related to the locksmith services if he or she is locked out after hours.

Assignment and Subletting: The tenant cannot sublet to a third party for use of the premises unless the landlord gives consent. The landlord retains the right to void the contract if the unit is sublet without his or her consent. Additionally, the landlord has the option to terminate the lease.

Damage to Premises: If damages such as a fire, or other causality, occur to the residence during the time of the lease and these damages where not caused by the tenant, the landlord will promptly repair the damage. Additionally, the landlord will either eliminate or significantly reduce the rent until the residence is livable. If the damages were caused by the tenant or guests of the tenant, the landlord has the right to decide whether to build, repair, or end the lease.

Utilities: The tenant is responsible for pay utilities. Any exceptions for utilities would be indicated in this section.

Maintenance and Repair: The tenant agrees to maintain the residence in good and sanitary conditions. It will outline the tenants maintenance responsibilities for repair if they, or any of their guests, have caused damage to the residence.

Pets: This indicates whether or not pets are allowed to live in the residence. If pets are permitted, it may include the type of pets that are allowed and any deposits that need to be put down.

Right of Inspection: The landlord has the right at all reasonable times to enter the premises, and to inspect the unit and all building improvements during the term of the lease and any renewal period.

Rules and Regulations: This explains any additional rules and regulations specific to the building shall be signed by the tenant. Landlords may adopt other rules at a later time with purpose as long as they do not impede on the tenant's rights. Also, the new rules cannot go into effect without two weeks' notice.

