

LEASE FOR RESIDENTIAL PROPERTY
(NOT TO BE USED WITH LEASE/PURCHASE TRANSACTIONS)



2011 Printing

In consideration of the mutual covenants set forth herein, this Lease (hereafter the term "Lease" and "Agreement" are used interchangeably) is entered into this date of _____ between Gatekeeper Properties (hereinafter "Landlord") and _____, (hereinafter "Tenant"); Landlord leases to Tenant, and Tenant leases from Landlord, the residential dwelling with the following address: _____ TAXPIN/IDE _____ N/A _____ and which may be further described in the plans, if any, attached hereto as Exhibit "A" (hereinafter "Premises") and which Premises constitute all or a part of the property described as follows:

Legal Description. The full legal description of the Property is:

[Select A, B or C below. The sections not marked shall not be a part of this Agreement.]

- ☐ **A.** attached as an exhibit hereto;
- ☐ **B.** identical to the legal description for the property contained in the deed recorded in Deed Book _____, Page _____, et. seq., _____ County, Georgia records;
- ☒ **C.** described below:
Land Lot(s) _____ -0- of the _____ -0- District, _____ -0- Section/
GMD, Lot _____ -0- Block _____ -0- Unit _____ -0- Phase/Section _____ -0- Subdivision/Development,
of _____ County, Georgia according to the plat recorded in
Plat Book _____ -0- Page _____ -0- et. seq., Fayette County, Georgia records.

If the Property extends beyond the boundaries of the Premises, Tenant shall have the right to use Property (except for any portion thereof, if any, intended for the exclusive use of another) subject to the terms of this Lease and any covenants, rules and regulations regarding the same.

1. **Term.** The initial term of this Lease shall begin on _____ ("Commencement Date"), and shall end on (and include) the following date: _____ ("Ending Date").
2. **Possession.** If Landlord is unable to deliver possession of Premises on the Commencement Date, rent shall be abated on a daily basis until possession is granted. If possession is not granted within 1st days of the Commencement Date, Tenant may, by giving notice to Landlord, terminate this Lease in which event Landlord shall promptly refund all deposits to Tenant. Neither Landlord nor Broker shall be liable for any delay in the delivery of possession of Premises to Tenant.
3. **Rent.** Tenant shall pay rent in advance in the sum of _____ Dollars (\$ _____) per month on the first day of each month during the Lease Term. The total rental amount due under this lease shall be \$ _____ and shall be payable to Deposit ANY Bank of America location- at the following address: Acct# make sure "YOUR" rental address is on the deposit slip.
(or at such other address as may be designated from time to time by Landlord in writing). If the Commencement Date or the Ending Date is on the second day through the last day of any month, the rent shall be prorated for that month. Mailing the rent payment shall not constitute payment. Rent must be actually received by Landlord to be considered paid. Tenant acknowledges that all funds received will be applied to the oldest outstanding balance including but not limited to additional rent resulting from late payments of rent, fees associated with checks returned for insufficient funds, administrative fees, costs and fees associated with a dispossessionary action, etc.
4. **Late Payment; Service Charge for Returned Checks.** Rent not paid in full by 12:01 AM on the 6th day of the month in which it is due shall be late. Landlord may, but shall have no obligation to accept any rent not received by the 15th of the month, if late payment is made and Landlord accepts the same, the payment must be in the form of cash, cashier's check, certified check or wire transfer of immediately available funds and must include an additional rent amount of \$ _____, and if applicable, a service charge of \$ 62.00 for any returned check. Landlord reserves the right, upon notice to Tenant, to refuse to accept personal checks from Tenant after one or more of Tenant's personal checks have been returned by the bank unpaid.
5. **Dispossessionary Fee.** Notwithstanding anything to the contrary contained herein, if Tenant owes any outstanding, additional rent and other fees and charges as of the 6th day of the month, Landlord may file a dispossessionary action in the county in which the Property is located. In the event that a dispossessionary action is filed against the Tenant, a fee of \$ 150.00 will be assessed to Tenant to cover the costs of filing fees, court costs, attorney fees, plus an administrative fee of \$ 150 per dispossessionary action.
6. **Security Deposit:**
 - A. Tenant has paid a refundable security deposit to United Community Bank ("Holder") in the amount of \$ _____ ("Security Deposit") by: *[Select one]* ☐ check ☐ cash ☐ Certified Check ☐ Money Order ☐ ACH ☐ Credit Card

F4lease For Residential Property Georgia

Brian Mahoney



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Georgia Real Estate License Exam Prep Stephen Mettling, David Cusic, Ryan Mettling, Joy Stanfill, 2023-11-02 Features of Georgia Real Estate License Exam Prep GA RELEP National Principles Law Key Point Review 60 pages Real Estate Math Key Formula Review Practice 20 pages Georgia Specific Laws and Practices 35 pages National Practice Tests 500 questions Georgia Practice Tests 125 questions Georgia Sample Exam 100 questions We know the real estate licensing exam can be tough and very nerve wracking to prepare for That's why we created the Georgia Real Estate License Exam Prep GA RELEP the way we did Since we have been managing real estate schools and developing curriculum for forty years we know how all this works or fails to work GA RELEP is comprehensive in that it contains both key content review and testing practice And the text review is Georgia specific not just simplistic national content but terse relevant and accurate Georgia laws and regulations presented as a well organized set of state key point reviews ideal for pre test memorization But let's not dismiss the importance of the national content either GA RELEP's national key point reviews are a succinct compression of tested national principles and practices that comprise the national portion of state license exams from coast to coast Our content is drawn from our own national textbook Principles of Real Estate Practice one of the most widely used principles textbooks in the country Finally our national content as well as our question selection is further tailored to the state testing outline promulgated by PSI for Georgia Thus the breadth and depth of the law reviews and test questions reflect the topic emphasis of your state's testing service and your Georgia license exam A word about the test questions GA RELEP's testing practice section consists of ten national practice tests three state practice tests and one state exam sample test The practice tests are roughly 50 questions in length and the sample test is 100 questions The test questions are designed to cover the content covered by the law reviews which reinforces your learning of the total body of information tested by your state exam The questions are direct to the point and designed to test your understanding When you have completed a given test you can check your answers against the answer key in the appendix You may also note that each question's answer is accompanied by a brief explanation or rationale to further reinforce your understanding In the end as you know it's all up to you Unlike other publications we are not going to tell you that using this book will guarantee that you pass your state exam It still takes hard work and study to pass But we have done our best here to get you ready Following that the most we can do is wish you the best of success in taking and passing your Georgia real estate exam So good luck For Georgia students looking for a Georgia principles textbook to complement Georgia Real Estate License Exam Prep please check out Principles of Real Estate Practice in Georgia

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