

STANDARD FORM APARTMENT LEASE (FIXED TERM)

Date: _____

Name: _____

Address: _____

City/State/Zip: _____ Phone Number: _____

Lessor, hereby leases to (Name) _____

(Address/City/State/Zip) _____ (Phone Number) _____

Lessee, who hereby hires the following premises, via (Apartment/Suite) _____

At (Street or Address) _____ MA (Zip) _____ (consisting of) _____

for the term of _____, beginning _____

and terminating on _____. The rent to be paid by the Lessee for the leased premises shall be as follows:

RENT:**TENANT:**

This section governs rent payments. In some cases, rent payments may increase during the lease term. Please be sure that you carefully read and understand this section. Please initial here when you are certain that you understand and agree with this section.

Lessee's initials:

A: The term rent shall be \$_____, payable, except as herein otherwise provided, in installments of \$_____ on the _____ day of every month, in advance, so long as this lease is in force and effect;

B: However, if in any tax year commencing with the fiscal year _____ the real estate taxes on the land and buildings, of which the leased premises are a part, are in excess of the amount of the real estate taxes thereon for the fiscal year _____ (herein called the "Base Year", and being the most recent year in which the Lessor has actually received a real estate tax bill for the leased premises) Lessee will pay to Lessor as additional rent hereunder, when and as designated by notice in writing by Lessor, _____ per cent of such excess that may occur in each year of the term of this Lease or any extension or renewal thereof and proportionately for any part of a fiscal year. The Lessor represents to the Lessee that the term rent set forth in the immediately preceding paragraph (A) does not reflect any real estate tax increase subsequent to the said Base Year. Notwithstanding anything contained herein to the contrary, the Lessee shall be obligated to pay only that proportion of such increased tax as the unit leased him bears to the whole of the real estate so taxed, and if the Lessor obtains an abatement of the real estate tax levied on the whole of the real estate of which the unit leased by Lessee is a part, a proportionate share of such abatement, less reasonable attorney's fees, if any, shall be refunded to said Lessee.

LESSOR AND LESSEE FURTHER COVENANT AND AGREE:**1) MAINTENANCE-** For maintenance, if other than lessor, contact:

Name: _____ Phone Number: _____

Address: _____

City/State/Zip: _____

2) ADDITIONAL PROVISIONS -

Greater Boston Real Estate Board Lease 2013

Herbert Hovenkamp



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casting a critical eye on the transformative changes sweeping through cities like New York This compelling journey into the world of urban development goes beyond the usual narrative serving as a passionate call to action that encourages readers to actively participate in shaping the future of their cities Ellsworth expertly navigates through complex themes such as affordable housing urban planning historic preservation and architecture With a focus on major cities undergoing significant transformations Wonder City offers an insightful examination of the challenges and opportunities that define contemporary urban life At the core of this engaging narrative is a striking critique of the real estate industry s influence over urban landscapes Ellsworth reveals how historic and culturally rich urban settings are increasingly being overshadowed by the rise of impersonal glass towers a trend she argues is driven by the industry s grip on politicians and technocrats This analysis is both eye opening and unsettling shedding light on the forces reshaping our urban environments Wonder City is more than a critique however Ellsworth provides a pragmatic blueprint for revitalizing urban spaces She champions the need for affordable housing sustainable urban planning and architecture that respects and enhances the human experience Her arguments challenge the prevailing economic theories behind housing supply and question the architectural ideologies that often justify the demolition of historic urban assets This book is an essential read for urban planners policymakers and anyone interested in the future of urban living Ellsworth s clear accessible insights into complex issues make Wonder City a vital contribution to the discourse on urban development appealing to a broad audience that cares about the dynamics and future of city life

Poor's Cumulative Service ,1927 **The Commercial & Financial Chronicle** ,1904 **The Commercial and Financial Chronicle** ,1904 *Commercial and Financial Chronicle Bankers Gazette, Commercial Times, Railway Monitor and Insurance Journal* ,1904 **United States Investor** ,1921 **The Financialization of Latin**

American Real Estate Markets Alfonso Valenzuela Aguilera,2022-07-13 The Financialization of Latin American Real Estate Markets New Frontiers introduces the fundamental principles of urban economics housing and large scale real estate development in Latin America and equips aspiring investors and developers with the foundations for success in a unique dynamic region Using case studies from the Americas this textbook provides a framework for assessing the economic technological social and political forces that shape urban space helping readers understand the aims and risks of real estate investment Chapters on economic theory novel financial instruments and the regulatory environment connect real world practice to the latest scholarly conversations in urban planning real estate finance and development and regional studies Informed by the author s extensive experience as an academic and practitioner throughout the region this distinctive resource sheds light on the relationship between financial capital and urban form and places Latin American cities at the center of the urban economy debate Features Provides a thorough introduction to the mechanics of real estate markets grounding spatial and economic theories with practical examples of the tools used to finance urban development in Latin America Centers around case studies from Mexico Brazil Chile Panama Argentina and Colombia some of the region s most

dynamic markets Presents financial instruments such as mortgage backed securities collateralized debt obligations credit default swaps and real estate investment trusts in a global context Examines State policies and programs for housing and infrastructure in Latin America demonstrating regional patterns and new perspectives Covers real estate finance from housing to megaprojects exploring recent trends in infrastructure commercial centers and tourism with an eye toward sustainable financing practices for the future Suitable for graduate and upper level undergraduate students of real estate urban planning and Latin American studies The Financialization of Latin American Real Estate Markets New Frontiers also serves as essential reading for professionals in international real estate finance and development *The Economist* ,1916

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