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 ____ (hereinafter "Landlord") and . (hereinafter "Tenant") Landford leases to Tenant, and Tenant leases from Landford, the residential dwelling with the following address: TAXPIN/ID# 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) of the District.

GMD, Lot Block Unit Phase/Section Section/ Subdivision/Development, County, Georgia according to the plat recorded in _____et. seq. _____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 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 _______ days of the Commencement Date, Tenant may, by giving notice to Landford, terminate this Lease in which event Landford shall promptly refund all deposits to Tenant. Neither Landford nor Broker shall be liable for any delay in the delivery of possession of Premises to Tenant. Rent. Tenant shall pay rent in advance in the sum of _____ per month on the first day of each month during the Lease Term. The total rental amount due under this lease shall be at the following address:

and shall be payable to

or at such other (or at such other address as may be designated from time to time by Landford 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 Landford 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 dispossessory action, etc. 4. Late Payment; Service Charge for Returned Checks. Rent not paid in full by late payment is made and Landford 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 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. Dispossessory Fee. Notwithstanding anything to the contrary contained herein, if Tenant owes any outstanding, additional rent and other fees and charges as of the ______ day of the month, Landford may file a dispossessory action in the county in which the Property is located. In the event that a dispossessory action is filed against the Tenant, a fee of S will be assessed to Tenant to cover the costs of filing fees, court costs, attorney fees, plus an administrative fee of \$______ per dispossessory action. 6. Security Deposit. A. Tenant has paid a refundable security deposit to ("Holder") in the amount of 56 ("Security Deposit") by: /Select one/ □ check □ cash □ Certified Check □ Money Order □ ACH

Credit Card

F40 Lease For Residential Property Georgia

Yan Bai

F40 Lease For Residential Property Georgia:

Landlord and Tenant William J. Dawkins, 1980 Landlord and Tenant Lease Forms and Clauses William J. **Principles of Real Estate Practice in Georgia** Stephen Mettling, David Cusic, Ryan Mettling, Joy Stanfill, 2023-10-30 Principles of Real Estate Practice in Georgia contains the essentials of the national and Georgia real estate law principles and practices necessary for basic competence as a real estate professional and as mandated by Georgia license law It is based on our highly successful and popular national publication Principles of Real Estate Practice which is in use in real estate schools nationwide The text is tailored to the needs of the pre license student It is designed to make it easy for students to learn the material and pass their real estate exam prepare students for numerous career applications stress practical rather than theoretical skills and knowledge Principles of Real Estate Practice in Georgia is streamlined direct and to the point It includes multiple learning reinforcements It has a student oriented organization both within each chapter and from chapter to chapter Its examples and exercises are grounded in the authors many years in real estate education Table of Contents The Real Estate Business Rights in Real Estate Interests and Estates Ownership Encumbrances and Liens Transferring and Recording Title to Real Estate Leasing Essentials Land Use Planning and Control Legal Descriptions Fundamentals of Contract Law National Agency Listing Agreements An Overview General Brokerage Practices Overview of Conveyance Contracts Real Estate Market Economics Appraising and Estimating Market Value Real Estate Finance Real Estate Investment Real Estate Taxation Professional Practices Closings Risk Management Property Management Real Estate Mathematics Georgia Licensing Regulation Enforcement Georgia Brokerage Regulation Other Georgia Laws Glossary of General Real Estate Terms Index For Georgia students looking for an exam prep book to complement Principles of Real Estate Practice in Georgia we have Georgia Real Estate License Exam Prep Georgia Real Estate Kaplan Real Estate Education Staff, 2002 Dearborn's Practice and Law supplements are the premier source for current and detailed information about state real estate license laws and regulations These state specific supplements work in conjunction with any of Dearborn s best selling principles texts including Modern Real Estate Practice Real Estate Fundamentals or Mastering Real Georgia Landlord and Tenant William J. Dawkins, 2009 Estate Principles **Georgia Landlord and Tenant James A.** Fleming, 2000 Georgia's Landlord & Tenant Handbook Georgia. Department of Community Affairs, 1998 Georgia Real Estate Forms With Updates Russell Sinclair Grove, Deborah Egan Glass, 1987-01-01 Covers every situation your real estate clients are likely to face Be prepared for all eventualities of real estate law with detailed point by point treatment of agreements relating to transfers of real property deeds leases financing of real property miscellaneous forms concerning real property Expand your practice to developers buyers sellers lenders investors brokers With this set you ll have instant access to brokerage agreements documents relating to sales leases easements financing partnerships multiple ownership a host of other matters You ll be able to refer to closing checklists get accurate guidelines for a variety of real estate situations

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