

# 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") Landlord leases to Tenant, and Tenant leases from Landlord, the residential dwelling with the following address: \_\_\_\_\_ TAXPIN/ID# \_\_\_\_\_ 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) \_\_\_\_\_ of the \_\_\_\_\_ District \_\_\_\_\_, Section/ GMD, Lot \_\_\_\_\_, Block \_\_\_\_\_, Unit \_\_\_\_\_, Phase/Section \_\_\_\_\_, Subdivision/Development \_\_\_\_\_, of \_\_\_\_\_ County, Georgia according to the plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, 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 same.

- Term.** The initial term of this Lease shall begin on \_\_\_\_\_ ("Commencement Date"), and shall end on (and include) the following date: \_\_\_\_\_ ("Ending Date").
- 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 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.
- 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 \_\_\_\_\_ at the following address: \_\_\_\_\_ (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.
- Late Payment; Service Charge for Returned Checks.** Rent not paid in full by \_\_\_\_\_ m. on the \_\_\_\_\_ 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 \_\_\_\_\_ 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 \$ \_\_\_\_\_ 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.
- Dispossessionary 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, 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 \$ \_\_\_\_\_ will be assessed to Tenant to cover the costs of filing fees, court costs, attorney fees, plus an administrative fee of \$ \_\_\_\_\_ per dispossessionary action.
- Security Deposit.**
  - Tenant has paid a refundable security deposit to \_\_\_\_\_ ("Holder") in the amount of \$ \_\_\_\_\_ ("Security Deposit") by: [Select one] ☐ check ☐ cash ☐ Certified Check ☐ Money Order ☐ ACH ☐ Credit Card

# F40 Lease For Residential Property Georgia

**Mike Jess**

A red circular graphic with a gradient, appearing as a semi-circle or a partial circle, located to the right of the name 'Mike Jess'.

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