

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: _____ TAXPINSID# _____ 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

William J. Dawkins



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Landlord and Tenant William J. Dawkins, 1980 Landlord and Tenant Lease Forms and Clauses William J. Dawkins, 1979 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 Estate Principles **Georgia Landlord and Tenant** William J. Dawkins, 2009 **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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web sep 1 2019 in the end though a foreign power did prevail and western samoa was annexed to germany for stevenson who by that time had reached literary prominence life abruptly ended on december 3rd 1894 that evening while helping fanny with dinner robert louis stevenson had a brain hemorrhage and died

robert louis stevenson in samoa 2017 by joseph farrell - Mar 30 2022

web aug 9 2017 the last days of robert louis stevenson is being published in the same year as the biographical robert louis stevenson in samoa by joseph farrell it was interesting to have read the bio first because it made rls more familiar to me than if

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web stevensons at manase is located on the beautiful north coast of savai i which consists of white sandy beaches fantastic snorkelling and an idyllic tropical setting for your next beachside holiday home plan book accommodation stevensons at manase

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web aug 13 2021 in 1882 stevenson wrote a work of historical non fiction a footnote to history eight years of trouble in samoa in it he describes the samoan civil war and criticises the american german and british colonial powers battle for control of samoa and its detrimental effect on the samoan community

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web stevenson s at manase located on a picturesque white sand beach in manase on the north coast of savai i island

stevensons offers an idyllic and isolated getaway the property features 21 rooms with accommodation types to suit at tastes and budgets

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web a footnote to history eight years of trouble in samoa is an 1892 historical non fiction work by scottish born author robert louis stevenson describing the contemporary samoan civil war 1 robert louis stevenson arrived in samoa in

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web aug 20 2017 as is well known stevenson settled in samoa surrounded by what we might now call a blended family even his mother joined in travelling from the douce victorian edinburgh tolerating the samoan sun in her heavy skirts and widow s cap that was in 1890 samoa was in the midst of a grievous colonial push and shove

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web jun 2 2016 discover robert louis stevenson museum in apia samoa a museum now occupies the mansion in samoa where the prolific scottish writer chose to spend the last years of his life

book review stevenson in samoa joseph farrell the scotsman - Sep 04 2022

web jul 26 2017 most of his friends were dismayed when robert louis stevenson settled in samoa after two years of sailing throughout the south pacific they weren t only deprived of his company they thought

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web aug 18 2017 though stevenson spent just four years in samoa his south pacific period acted as a balm to his tuberculosis and brought a sense of a reawakening to life says farrell in 1890 having

the story of samoa s love for robert louis stevenson - May 12 2023

web sep 8 2019 stevenson himself arrived in samoa in 1889 while cruising in the south seas he had no intention of making samoa his home and initially he and even more strongly his wife fanny had no great admiration for upolu the principal island in the samoan archipelago or for its people

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web when robert louis stevenson and his wife fanny decided to stay in samoa in 1889 they bought 127 hectares 314 acres of virgin land on the slopes of mount vaea above apia and named the estate vailima or five waters because five streams crossed the property they cleared about 3 2 hectares 8 acres and lived there in a small shack for

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web one of samoa s most famous residents was scottish writer robert louis balfour stevenson 1850 1895 the author and poet is best known for his novels treasure island 1881 kidnapped 1886 strange case of dr jekyll and mr hyde 1886 and the master of ballantrae 1889

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web take a tour of the home of the famous scottish author who spent his final years in samoa known as tusitala samoan for teller of tales his works include kidnapped dr jekyll and mr hyde and treasure island his beautiful mansion vailima has been converted into a museum set within lush gardens and is open to the public

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web robert louis stevenson museum vailima history tusitala resided in western samoa the last five years of his life built his home there at vailima above apia and is buried on top of mount vaea a short distance directly above the house

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web the robert louis stevenson museum is a museum in samoa which commemorates the life of the scottish author robert louis stevenson the museum displays a curated version of his residence as stevenson lived in it its establishment was funded by

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web his observations on the culture and on his experiences on his south seas travels are to be found in the south sea letters published in magazines in 1891 and then in book form as in the south seas in 1896 a historical account of colonial interference and conflict in samoa was published as a footnote to history 1892