

Standard Real Estate Lease Agreement

This Agreement made this _____ day of _____, 20____ is between _____ (hereinafter referred to as "Management") and _____ (hereinafter referred to as "Resident"). Management rents to Resident, and Resident rents from Management, property located at:

Address: _____ City: _____, State: GA, Zip: _____, the full legal description of which is the same as recorded with the Clerk of the Superior Court of _____ County, and is made a part hereof by reference (hereinafter referred to as the "Property"), under the following terms and conditions:

1. TERM: The initial term of this Agreement shall be for 12 months beginning on the _____ day of _____, and terminating at 12 noon on the _____ day of _____, 20____. This Lease shall automatically extend at the option of the Resident in accordance with the extensions provided in the Option Agreement of even date for same property.

2. RENT: Rent in the amount of _____ Dollars (\$ _____) is due monthly in advance, on the **First** day of each and every month until this Agreement is terminated.

Rental payments shall be sent to this address: _____ Management can change this address by providing new address to Resident in writing at least 30 days prior to the change. Checks shall be made payable to: _____

3. POSSESSION: Rental unit and keys shall be made available to Resident by the first day of this lease period. If Management is unable to make unit available on the first day of this lease period, then rent will not be due from Resident until unit and keys are made available. If unit is not available within _____ days of the beginning of the lease period, then Resident shall have the right to deem this entire Agreement null and void, and shall be due a refund of any rent and security deposit paid as full liquidated damages.

4. TIME IS OF THE ESSENCE: Time is of the essence with this Agreement.

5. EARLY RELEASE AND/OR RETURN OF PROPERTY: Resident may be released from the obligation to pay the rents contained herein, *as of the last day of a rental month*, before the expiration of the initial term or any extensions by:

- (a) Giving Management a minimum of sixty (60) days *written* notice, plus
- (b) Paying all monies due through date of release, plus
- (c) Paying an amount equal to one month's rent as a release fee, plus
- (d) Returning Property in a clean, undamaged condition.

6. CONDITION: Management shall ensure that property is clean, and free of any and all trash, rubbish, garbage, and personal belongings prior to releasing property to Resident. Management shall further ensure that all appliances, heating and air conditioning system, plumbing and electrical systems are all in good working order. Management shall make any repairs to property prior to the beginning of this lease term. Resident accepts Property in its present AS-IS condition and acknowledges that Resident has been given a list of any existing damages to Property, given the right to inspect same, and has approved said list except as previously specified in writing to Management. Resident acknowledges receipt of the Property listed in the *Rental Inspection Report At Move-In* and accepts the Property in the condition as listed. If the Resident shall find the conditions not as listed or listed incorrectly, Resident shall deliver to Management a written statement of the discrepancies within seven (7) days after taking possession.

7. MAINTENANCE, REPAIRS: Resident acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Resident shall, at his own expense, and at all times, maintain the premises in a clean and sanitary manner, including all equipment and appliances therein and shall surrender the same, at the termination hereof, in as

Initials _____