

## Condominium Lease Contract

\_\_\_\_\_ (hereafter "Lessor") and \_\_\_\_\_  
(hereafter "Lessee") hereby enter into a lease agreement under the following terms:

Lessor shall convey to Lessee use of the premises at:

\_\_\_\_\_

The term of this lease shall be from \_\_\_\_\_ until \_\_\_\_\_ at midnight on each date. The Lessee will retain a renewal option until \_\_\_\_\_ days before the termination date.

The Lessee is obligated to pay Lessor a total of \$ \_\_\_\_\_ for the rights conveyed under this lease. The amount will be paid in monthly installments of \$ \_\_\_\_\_ per month. If not paid within \_\_\_\_\_ days, a late fee of \$ \_\_\_\_\_ will occur.

The Lessee shall put down a security deposit in the amount of \$ \_\_\_\_\_, which will be distributed for damages and repairs as required by law.

The condominium in question sleeps \_\_\_\_\_ - \_\_\_\_\_ people and shall have no more than \_\_\_\_\_ people residing in it at any time. The condominium will be used for residency purposes only, and the Lessee shall comply with all zoning ordinances, laws and community rules.

The Lessor will pay all homeowner/condominium fees and reserves the right to vote at community meetings.

The Lessor will provide the following furnishings: \_\_\_\_\_.  
These furnishings will remain on the premises at all times and will be returned to the Lessor in the same condition at the end of the lease.

The Lessee shall not store explosive/flammable/toxic chemicals or materials on the premises.

Smoking, pets, loud noise or music between \_\_\_\_\_ and \_\_\_\_\_ is restricted for the sake of a hospitable community with other condominium members. Failure to comply with the rules may result in the termination.

The Lessee shall have access to \_\_\_\_\_ parking spaces. The Lessor shall be in charge of regulation and towing agreements in maintaining the parking lot.

The Lessee shall be responsible for the following utilities: \_\_\_\_\_

The Lessor shall be responsible for maintenance, repairs, and the following utilities:

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The Lessee will make no alterations without written consent of the Lessor and will obtain and maintain all necessary permits for equipment and business purposes.

The Lessee/Lessor shall have the right to terminate the lease with a \_\_\_\_\_ day notice under the following conditions: \_\_\_\_\_

Upon expiration or termination of this lease, Lessee shall return the property to Lessor in substantially the same condition in which the property was received by Lessee.

In witness to their agreement to the terms of this contract, the parties affix their signatures below:

\_\_\_\_\_  
Lessor, signature & date  
Address \_\_\_\_\_  
City, state, ZIP \_\_\_\_\_

\_\_\_\_\_  
Lessee, signature & date  
Address \_\_\_\_\_  
City, state, ZIP \_\_\_\_\_