

APARTMENT RENTAL LEASE (Michigan)

1. Parties

Landlord (or Agent): [NAME OF LANDLORD OR LANDLORD'S AGENT]
Address: [address of Landlord or Agent]

and

Tenant: [NAME(S) OF TENANT(S)]

2. Address of Leased Premises

[street address]
[city / town], Michigan [zip] (the "Premises")

3. Term

The duration of this Lease shall be for a fixed term, commencing at 12:00 noon on the ____ day of _____, _____ and terminating at 12:00 noon on the ____ day of _____, _____ (the "Term").

4. Rent & Other Monthly Charges

The total rent due under this Lease is the sum of [TOTAL RENTAL DUE IN WORDS] DOLLARS (\$###.##) payable in ____ monthly installments of \$###.## per month to be made on the first day of each month. The total monthly rent installments and charges due under this Lease are as follows (all of which are collectively referred to as "rent payments"):

| | |
|--------------------------|---------------------------|
| Rent | \$###.## per month |
| Water & sewer | \$###.## per month |
| Other: <i>[describe]</i> | \$###.## per month |
| TOTAL RENT: | \$###.## per month |

All rent payments are due on the first (1st) day of each calendar month during the Term of this Lease. Rent payments shall be paid by one check, [pre-authorized debit] or money order per month. Cash will not be accepted under any circumstances. All rent payments and other payments to be made hereunder shall be made by mail or personal delivery to the Landlord at the address set out in Section 1 of this Lease, or such other address as the Landlord may from time to time designate in writing to the Tenant. If rent payments are being sent by regular mail, the Tenant is responsible for ensuring that such payments are mailed with sufficient time to allow delivery by the 1st day of the month. If any rent payment is hand delivered to the Landlord, the Tenant should request a receipt from the Landlord as confirmation.

Partial rental payments may be refused at the option of the Landlord. If all rent is not paid on or before the third (3rd) day of the calendar month, the Tenant shall be charged a late fee of [amount of late fee] Dollars (\$#.##). In addition, the Tenant agrees to pay an administrative charge of \$#.## for each returned check. Non-payment of rent or habitual late payment of rent shall be deemed sufficient reason for eviction. Any balance carried forward from the previous month will also be subject to a late fee.

5. Security Deposit *[NOTE TO LANDLORD: not to exceed 1 1/2 month's rent]*

A security deposit of [AMOUNT OF DEPOSIT IN WORDS] DOLLARS (\$###.##) collected from Tenant shall be held by the Landlord as security against loss from damage, nonpayment of rent, or any other breach of this Lease by Tenant. The security deposit shall be deposited at [name and address of bank or trust company where deposits are held].

In the event that there is damage to the Premises attributable to the Tenant, or other obligations of the Tenant which are properly deductible from the security deposit, the Landlord shall mail to the Tenant within (30) thirty days after the termination of occupancy, an itemized list of damages and costs. The list

shall be accompanied by a check or money order for the difference between the cost of damages or other obligations and the amount of the security deposit. The Tenant must respond to the Landlord's claim by mail within seven (7) days of receipt of the itemized list or forfeit the amount claimed. If the parties cannot come to an agreement as to the amount of the deposit withheld, the Landlord may commence action in court within forty-five (45) days after termination of occupancy.

Tenant authorizes any and all delinquent account balances as determined by Landlord to be reported to the Credit Bureau of [City].

Initials: _____