

RESIDENTIAL LEASE / RENTAL AGREEMENT (Alaska)

This Agreement made this ____ day of _____, _____ by and between:

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

and

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

In consideration of the mutual covenants contained herein and other good and valuable consideration, the parties hereto agree as follows:

1. Premises

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

Landlord hereby leases to the Tenant the above Premises upon the following terms and conditions.

2. Term

The duration of this Agreement shall be for a term of _____ [years/months], commencing on the ____ day of _____, _____ and terminating on the ____ day of _____, _____ (the "Term"). [if tenant is taking possession prior to commencement of the Term: Tenant shall have the right to occupy the Premises from [set out date of possession] until commencement of the Term, under the terms and conditions of this Agreement. Upon expiration of the Term, if the parties mutually agree to the Tenant's holding over of the Premises, this Agreement shall convert to a month-to-month tenancy.

3. Rent

Rent for the Premises shall be [AMOUNT OF MONTHLY RENT IN WORDS] DOLLARS (\$###.##) per month to be paid in advance on or before the first (1st) day of each month without demand or notice therefor. Each monthly Rent payment shall be paid by one check, [pre-authorized debit] or money order per month. Cash will not be accepted under any circumstances. All Rent and other payments to be made hereunder shall be made by mail or personal delivery to the Landlord at the address hereinbefore set out, 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, 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, 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 fifth (5th) day of the calendar month, the Tenant shall be charged a late fee of TEN DOLLARS (\$10.00) per day, to a maximum of FIFTY DOLLARS (\$50.00). In addition, the Tenant agrees to pay an administrative charge of TWENTY-FIVE DOLLARS (\$25.00) for each NSF check, i.e. any check returned by the bank for non-sufficient funds. Late fees may be waived, at the Landlord's option, if Tenant notifies the Landlord at least _____ days prior to the due date for a Rent payment and the parties mutually agree to an alternate payment date.

Landlord shall not increase the Rent hereunder without providing Tenant sixty (60) days prior written notice of such increase.

4. Security Deposit [NOTE - unless the rent is more than \$2,000 per month, the total of security deposits and prepaid rent cannot exceed 2 months' rent.]

A security deposit of [AMOUNT OF DEPOSIT IN WORDS] DOLLARS (\$###.##) collected from Tenant, receipt of which is hereby acknowledged, shall be held by the Landlord as security against loss from damage, nonpayment of rent, or any other breach of this Agreement by Tenant. Landlord shall deposit

the security deposit in a non-interest bearing account for the Term of this Agreement, and shall promptly return the security deposit, or unused portion thereof (if any) within fourteen (14) days of the Tenant vacating the Premises.

Tenant agrees that the actual cost of hiring professional carpet cleaners to clean the carpets upon the Tenant vacating the Premises shall be deducted from the security deposit, PROVIDED, however, that if Tenant elects to hire professional carpet cleaners and provides Landlord with a receipt for same, Landlord will not make such deduction from the security deposit. If the Premises requires additional cleaning, it shall be billed at \$##.## per hour and deducted from the security deposit. Landlord shall provide Tenant with an itemized list of deductions from the security deposit, together with the balance thereof, if any, in accordance with A.S. 34.03.070b.

It is expressly understood that Tenant shall not direct the Landlord to apply the security deposit as unpaid Rent or other charges during the Term of this Agreement.

Initials: _____