

RESIDENTIAL RENTAL AGREEMENT (GEORGIA)

THIS AGREEMENT made effective as of the ____ day of _____, _____.

BETWEEN:

[NAME OF LANDLORD (OR MANAGER)]
[address]
(the "Landlord")

- and -

[NAME(S) OF TENANT(S)]
[address]
(the "Tenant")

1. Leased Unit

IN CONSIDERATION of the representations made in the rental application tendered by the Tenant, and the rent reserved herein and the covenants herein contained, Landlord hereby rents to Tenant and Tenant hereby rents from Landlord the premises situated at *[street address of Unit, including suite #]*, [County] County], Georgia (the "Unit"), subject to the terms and conditions hereinafter set forth.

2. Term & Renewal

The duration of this Agreement 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"). Unless otherwise terminated by either party, at the end of this initial Term, this Agreement will be extended on a month-to-month basis with all terms remaining the same until terminated by either party upon thirty (30) days written notice to the other party. Rents will not be pro-rated for a portion of a month except at the beginning of occupancy, without written approval of the Landlord.

3. Rent

The total rent due under this Agreement 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. All rent payments are due on the first (1st) day of each calendar month during the Term of this Agreement. 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 on the face of this Agreement, 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.

4. Dishonored Check Fees

In each instance that Tenant presents a check to Landlord for rent or any other amount due under this Agreement is dishonored by Tenant's bank for insufficient funds, "stop payment" or any other reason, a service charge of \$###.## will be assessed. Returned checks must be redeemed by a cashier's check, certified check or money order. If any check written by Tenant is returned by the bank after the fifth (5th) day of the month, Tenant will be assessed a late charge in addition to the above service charge.

5. Late Charges

If Tenant fails to pay the rent in full within ____ days after the same becomes due, Tenant will be assessed a late charge of \$###.##. An additional ten per cent (10%) will be added to any unpaid balance at the end of the month.

