

DORMITORY LEASE AGREEMENT (NEW YORK)

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

BETWEEN:

LANDLORD: [NAME OF LANDLORD]
[address]
[phone]

RESIDENT: [NAME OF RESIDENT]
[address]
[phone]

CO-SIGNOR: [NAME OF CO-SIGNOR]
[address]
[phone]

1. **Leased Premises:** Witnesseth that Landlord has agreed to let and does hereby let to the Resident and that Resident has agreed to take and does hereby take from Landlord a [double / single] room located in the following property:

[name and street address of building] (the "Premises");

[furnished / unfurnished] and in good and clean condition, to be used solely as a residence, for and during the term of the _____ school year beginning on or about *[insert start date]* (the "commencement date") and ending on or about *[insert end date]* (the "termination date").

Landlord will also provide all electricity, water, sewer, cable and trash pick-up.

2. **Rent Payments:** Resident agrees to pay Landlord as rent for the above described Premises, the full sum of [TOTAL AMOUNT OF RENT IN WORDS] DOLLARS (\$###.##) for the above noted school year, payment to be made in _____ equal installments of \$###.## each. The first installment is payable in advance by no later than *[insert date]*. The remaining payment(s) must be made in accordance with the following schedule:

[list payments & dates by which each payment must be made]

Failure to pay rent installments on time could result in the termination of this Lease, upon twenty-four (24) hour notice.

Resident and Co-Signor understand and agree that the obligation to pay rent hereunder is for the entire term of this Lease. If Resident vacates early or if Landlord terminates this Lease as hereinafter provided, it is understood and agreed that Resident and Co-Signor shall still remain jointly and severally obligated to pay rent until the termination date.