

# CONDOMINIUM LEASE AGREEMENT (NORTH CAROLINA)

THIS AGREEMENT made effective as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

BETWEEN:

[NAME OF LESSOR]  
[address]  
("Landlord")

- and -

[NAME OF LESSEE]  
[address]  
("Tenant")

PROPERTY TO BE LEASED:

[ADDRESS OF CONDOMINIUM PROPERTY]  
("Condominium")

WHEREAS, Landlord and Tenant hereby agree to the following terms and provisions:

## 1. The Condominium

Landlord hereby agrees to lease to Tenant, and Tenant agrees to lease from Landlord, the above described Condominium.

## 2. Lease Payments

The rent due and payable under this Lease shall accrue from the commencement date of this Lease. Tenant shall pay Landlord a rental payment of \_\_\_\_\_ dollars (\$\_\_\_\_\_) per month, including \_\_\_\_\_ [e.g. cable, utilities, etc.]. All rent payments shall be due on or before the \_\_\_\_\_ day of every month and no later than the \_\_\_\_\_ day of every month. All rent payments shall be mailed to \_\_\_\_\_ [insert address to which payments must be sent], \_\_\_\_\_ [city], North Carolina, \_\_\_\_\_ [zip code], unless another location is agreed to in writing by both parties.

For any rent payments made after the \_\_\_\_\_ day of each month, a late fee of \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_) will be applied.

## 3. Security Deposit

*[NOTE TO LANDLORDS: The security deposit cannot exceed 2 weeks' rent if the tenancy is week-to-week, or 1 1/2 months' rent if the tenancy is month-to-month, or 2 months' rent for fixed term leases (6 months, 1 year, etc).]*  
Tenant shall pay Landlord a security deposit of \_\_\_\_\_ dollars (\$\_\_\_\_\_) as security for the payment of rent and for the faithful performance by Tenant of all the terms, covenants, and conditions of this Lease. Should Tenant comply with all the terms and provisions of this Lease, and surrender the Condominium to Landlord upon expiration or termination of this Lease, or any renewal thereof, free from all occupancy and in as good of a condition as at the commencement of this Lease, normal wear and tear excepted, the security deposit shall be returned to Tenant without interest, within thirty (30) days of the expiration or termination of this Lease.

THIS IS A 4-PAGE DOCUMENT.