

CONDOMINIUM LEASE AGREEMENT (OKLAHOMA)

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

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

2. Term of the Lease

2.1 Landlord shall lease the Condominium to Tenant for a term of _____ (_____) months [*insert the number of months in both words and numerals*], commencing on the _____ day of _____, _____ and ending on the _____ day of _____, _____ at _____ [a.m./p.m.].

2.2 The term of this Lease shall not be extended beyond the stated term unless otherwise agreed in writing at least forty-five (45) days prior to the expiration of this Agreement. Any extension of this Lease by verbal agreement shall be null and void.

3. Lease Payments

3.1 Tenant shall pay to Landlord a total sum of _____ dollars (\$ _____) rent for the term, which rent shall be paid in equal monthly installments of _____ dollars (\$ _____) per month, due and payable in advance on the first (1st) day of each rental month during the term of this Lease, without deduction or demand.

3.2 If the Lease commences on a date other than the first (1st) day of the month, the first month's rental shall be prorated to the first day of the succeeding month at the foregoing monthly rate.

4. Late Payments; Delinquent Payments

4.1 If Tenant's check is dishonored by the bank, Tenant shall pay Landlord a handling charge of _____ dollars (\$ _____). Upon Landlord's request, Tenant may also be required to pay to Landlord a late charge. Any returned checks shall be redeemed by cash, a cashier's check, certified check, or money order. If more than two (2) checks are returned, Tenant shall pay any and all future rent payments and any other charges in the form of cash, cashier's check, certified check, or money order.

- 4.2 For each rent payment received by Landlord after the fifth (5th) day of the month, Tenant shall pay Landlord a late fee of _____ dollars (\$_____).
- 4.3 To secure payment of the sums provided for herein, Landlord shall have a lien on all property, now or hereafter, placed in the Condominium by Tenant, with the exception of tools, musical instruments, books, or other items used by Tenant in any trade or profession, and certain other personal property specifically designated as not being subject to lien in the Oklahoma Residential Landlord and Tenant Act.

THIS IS A 9-PAGE DOCUMENT.