

CONDOMINIUM LEASE AGREEMENT (CALIFORNIA)

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

BETWEEN:

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

- and -

[NAME OF TENANT]
[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.].

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 on the first (1st) day of each rental month during the term of this Lease, without deduction or demand.

4. Late Payments; Delinquent Payments

4.1 If a rent payment is not received by Landlord within five (5) days of being due, such rent shall be considered late and Tenant shall pay a late charge of _____ dollars (\$_____) in addition to the monthly rent then due.

4.2 If Tenant's check is dishonored by the bank, Tenant shall pay to 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.

5. Security Deposit

- 5.1 Tenant shall pay to Landlord a security deposit of _____ dollars (\$_____), as security for Tenant's fulfillment of the terms and provisions of this Agreement.
- 5.2 Landlord shall hold the Security Deposit for Tenant free from the claim of any creditor of Landlord.
- 5.3 Landlord shall return the full amount of the Security Deposit to Tenant within twenty-one (21) calendar days after Tenant has vacated the Condominium, less any amounts that are reasonably necessary to rectify any defaults in the payment of rent, to repair any damages to the Condominium caused by Tenant, normal wear and tear excepted, and to clean the Condominium, if required.
- 5.4 Upon returning the Security Deposit to Tenant, Landlord shall provide Tenant with a detailed accounting of the full amount of the Security Deposit received, any charges made by Landlord against the Security Deposit, and the disposition made or to be made of the Security Deposit.

THIS IS AN 8-PAGE LEASE.