



RESIDENTIAL LEASE AGREEMENT

PARTIES - _____ (hereinafter referred to as Lessor) hereby leases to _____ (hereinafter referred to as Lessee) the following described property:

PREMISES - _____ in _____ for use by resident as a private residence only.

TERM - This lease is for a term commencing on the _____ day of _____, 20____ and ending on the last calendar day of _____.

AUTOMATIC RENEWAL - If Lessee or Lessor desires that this lease terminate at the expiration of its term, he must give to the other written notice at least 30 days prior to that date. Failure of either party to give this required notice will automatically renew this lease on a month-to-month basis. If this lease automatically renews on a month-to-month basis, then if Lessee or Lessor desires that this lease terminate he must give to the other written notice of the termination at least 30 days prior to the last calendar day of the month in which the lease is to terminate. If this lease automatically renews on a month-to-month basis, Lessor has the right to increase the rent with 30-days written notice. All other terms and conditions of this lease remain in effect.

RENT - This lease is made for and in consideration of a monthly rental of \$_____ Dollars per month payable in advance on or before the 1st day of each month at _____. Monthly rental payment, in the form of personal check or certified funds, not received by the 1st of the month shall be considered delinquent. A late fee of \$_____ will be charged after the 5th of the month. If Lessee pays by check and said check is not honored on presentation for any reason whatsoever, Lessee agrees to pay an additional sum of \$_____ as a penalty. This penalty provision is not to be considered a waiver or relinquishment of any of the other rights or remedies of Lessor. Lessee acknowledges that the Rent is determined on an annual basis, based upon the median income of the Parish MSA. Upon promulgation of annual allowable rents, Lessor will provide written notice to Lessee of any change in the Rent under this Lease Agreement. Such notice shall be at least 30 days in advance of the next rental due date regardless of the expiration date of the lease.

Lessor acknowledges receipt from Lessee of the sum of \$_____ Dollars which is prorated rental for _____ days from the date of commencement of this lease to the first day of the following month.

SECURITY DEPOSIT - Upon execution of this lease contract, Lessee agrees to deposit with Lessor, the receipt of which is hereby acknowledged, the sum of \$_____ Dollars Deposit. This deposit, which is non-interest bearing, is to be held by Lessor as security for the full and faithful performance of all of the terms and conditions of this lease and any renewals of this lease. The security deposit is not an advance rental and Lessee may not deduct any portion of the deposit from the rent due to Lessor. In the event of forfeiture of the security deposit due to Lessee's failure to fully and faithfully perform all of the terms and conditions of the lease, Lessor retains all of his other rights and remedies. Lessee does not have the right to cancel this lease and avoid his obligations thereunder by forfeiting the said security deposit.

Lessee shall be entitled to the return of said security deposit within 30 days after the premises have been vacated and inspected by Lessor provided said lease premises are returned to Lessor in as good condition as they were at the time Lessee first occupied same, subject only to normal wear and tear and after all keys are surrendered to Lessor. Lessor agrees to deliver the premises clean and free of trash at the beginning of this lease and Lessee agrees to return same in like condition at the termination of the lease.

In the event of any damage to the leased premises or equipment therein; reasonable wear and tear excepted, caused by Lessee, his occupants or guest, Lessee agrees to pay Lessor, when billed, the full amount necessary to repair or replace the damaged premises or equipment.

Deductions will be made from the security deposit to reimburse Lessor for the cost of repairing any damage to the premises or equipment or the cost of replacing any of the articles or equipment that may be damaged beyond repair, lost or missing at the termination of the lease. Deductions will also be made to cover any unpaid amounts owed to Lessor for any such damages or loss occurring prior to termination of the lease and for which Lessee has been billed. In the event that such damages or cleaning charges exceed the amount of the security deposit, Lessee agrees to pay all excess costs to Lessor. In the event there has been a forfeiture of the security deposit, charges for damages and cleaning shall be applied to the said security deposit. Charges exceeding the said security deposit will be due and payable upon move-out date of the said apartment.

Notwithstanding any other provisions expressed or implied herein, it is specifically understood and agreed that the entire security deposit aforesaid shall be automatically forfeited as a set off should Lessee vacate or abandon the premises before the expiration of this lease, except where such abandonment occurs during the last month of the term of the lease and the Lessee has paid all rent covering the entire term and either party has given the other 30 days written notice that this lease will not be renewed.

UTILITIES AND SERVICES - Tenant agrees to pay for all utilities and services including deposits and connection fees. Tenant shall be liable for any inspections required by local authorities/utility companies due to the tenant's failure to obtain services at the time of occupancy or to maintain service during the term of this lease agreement. Tenant shall pay all costs for hook-ups and connection fees and security deposit in connection with providing utilities to the unit during the term of this Lease. Lessee must maintain at all times electricity service to the Leased premises.

_____ Initial(s)

SIGNATURES

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the date first written above.

LESSOR:

Signature: _____

Printed Name: _____

Date: _____

LESSEE:

Signature: _____

Printed Name: _____

Date: _____

LESSEE (Additional):

Signature: _____

Printed Name: _____

Date: _____