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Residential Lease for Single Family Home or Duplex  
(FOR A TERM NOT TO EXCEED ONE YEAR)

A BOX (  ) OR A BLANK SPACE ( \_\_\_\_\_ ) INDICATES A PROVISION WHERE A CHOICE OR DECISION MUST BE MADE BY THE PARTIES.

THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. MANY RIGHTS AND RESPONSIBILITIES OF THE PARTIES ARE GOVERNED BY CHAPTER 83, PART II, RESIDENTIAL LANDLORD AND TENANT ACT, FLORIDA STATUTES. A COPY OF THE RESIDENTIAL LANDLORD AND TENANT ACT IS ATTACHED TO THIS LEASE.

1. **PARTIES.** This is a lease ("the Lease") between \_\_\_\_\_ (name & address of owner of the property) ("Landlord") and \_\_\_\_\_ (name(s) of person(s) to whom the property is leased) ("Tenant.")

Landlord's E-mail address: \_\_\_\_\_  
Landlord's Telephone Number: \_\_\_\_\_  
Tenant's E-mail address: \_\_\_\_\_  
Tenant's Telephone Number: \_\_\_\_\_

2. **PROPERTY RENTED.** Landlord leases to Tenant the land and buildings located at \_\_\_\_\_ (street address), Florida \_\_\_\_\_ (zip code)

together with the following furniture and appliances [List all furniture and appliances. If none, write "none." ] (In the Lease, the property leased, including furniture and appliances, if any, is called "the Premises"):

\_\_\_\_\_  
\_\_\_\_\_

The Premises shall be occupied only by the Tenant and the following persons:

\_\_\_\_\_

3. **TERM.** This is a lease for a term, not to exceed twelve months, beginning on \_\_\_\_\_ (month, day, year) and ending \_\_\_\_\_ (month, day, year) (the "Lease Term").

4. **RENT PAYMENTS, TAXES AND CHARGES**

Tenant shall pay total rent in the amount of \$ \_\_\_\_\_ (excluding taxes) for the Lease Term. The rent shall be payable by Tenant in advance in installments or in full as provided in the options below:

- in installments. If in installments, rent shall be payable
- monthly, on the \_\_\_\_\_ day of each month (if left blank, on the first day of each month) in the amount of \$ \_\_\_\_\_ per installment.
- OR
- weekly, on the \_\_\_\_\_ day of each week. (If left blank, on Monday of each week.) in the amount of \$ \_\_\_\_\_ per installment.
- in full on \_\_\_\_\_ (date) in the amount of \$ \_\_\_\_\_.

GEORGIA RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement (hereinafter "Lease") is entered into this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Lessor: \_\_\_\_\_ (hereinafter referred to as "Landlord"), and the Lessee(s): \_\_\_\_\_ (hereinafter referred to as "Tenant"). All Lessees (hereinafter referred to collectively as "Tenant"), are jointly, severally and individually bound by, and liable under, the terms and conditions of this Lease.

For the valuable consideration described below, the sufficiency of which is hereby acknowledged, Landlord and Tenant do hereby covenant, contract and agree as follows:

1. **GRANT OF LEASE:** Landlord does hereby lease unto Tenant, and Tenant does hereby rent from Landlord, as a personal residence, excluding all other uses, the personal residence located in \_\_\_\_\_ County, Georgia, with address of: \_\_\_\_\_

including the following items of personal property:

2. **NATURE OF OCCUPANCY:** As a special consideration and inducement for the granting of this Lease by the Landlord to the Tenant, the personal residence described above shall be used and occupied only by the members of the Tenant's family or others whose names and ages are set forth below:

3. **TERM OF LEASE:** This Lease shall commence on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and extend until its expiration on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, unless renewed or extended pursuant to the terms herein.

4. **SECURITY DEPOSIT:** Upon execution of this Lease, Tenant shall deposit the sum of \$ \_\_\_\_\_ to be held by Landlord as a security deposit for reasonable cleaning of, and repair of damages to, the premises upon the expiration or termination of this Lease, or other reasonable damages resulting from a default by Tenant. Tenant shall be liable to Landlord for all damages to the leased premises upon the termination of this Lease, ordinary wear and tear excepted. Tenant is not entitled to interest on the security deposit. Tenant may not apply the security deposit to any rent due under this Lease. If Landlord sells or assigns the leased premises, Landlord shall have the right to transfer Tenant's security deposit to the new owner or assignee to

hold under this Lease, and upon so doing Landlord shall be released from all liability to Tenant for return of said security deposit.

As per Georgia Code § 44-7-34.

Within one month after the termination of the residential lease or the surrender and acceptance of the premises, whichever occurs last, a landlord shall return to the tenant the full security deposit which was deposited with the landlord by the tenant. No security deposit shall be retained to cover ordinary wear and tear which occurred as a result of the use of the premises for the purposes for which the premises were intended, provided that there was no negligence, carelessness, accident, or abuse of the premises by the tenant or members of his household or their invitees or guests.

In the event that actual cause exists for retaining any portion of the security deposit, the landlord shall provide the tenant with a written statement listing the exact reasons for the retention thereof. If the reason for retention is based on damages to the premises, such damages shall be listed. When the statement is delivered, it shall be accompanied by a payment of the difference between any sum deposited and the amount retained. The landlord shall be deemed to have complied with this paragraph by mailing the statement and any payment required to the last known address of the tenant via first class mail. If the letter containing the payment is returned to the landlord undelivered and if the landlord is unable to locate the tenant after reasonable effort, the payment shall become the property of the landlord 90 days after the date the payment was mailed. Nothing in this paragraph shall preclude the landlord from retaining the security deposit for nonpayment of rent or of fees for late payment, for abandonment of the premises, for nonpayment of utility charges, for repair work or cleaning contracted for by the tenant with third parties, for unpaid pet fees, or for actual damages caused by the tenant's breach, provided the landlord attempts to mitigate the actual damages.

5. **RENT PAYMENTS:** Tenant agrees to pay rent unto the Landlord during the term of this Lease in equal monthly installments of \$ \_\_\_\_\_, said installments for each month being due and payable on or before the 1st day of the

Georgia Residential Lease Agreement  
This document is a legal contract between a landlord and a tenant. It outlines the terms and conditions of the lease, including the duration, rent, and responsibilities of both parties. It is important to read this document carefully before signing it.

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract if not contradicted, with notice here provisions.

RESIDENTIAL LEASE

CONTRACT DOCUMENTS. The contract is defined as this document with the following attachments (check as applicable)

- \_\_\_ Disclosure Disclosure to Landlord/Tenant
\_\_\_ Tenant Guidelines
\_\_\_ Lead-Based Paint Disclosure and Brochure
\_\_\_ Pet Addendum
\_\_\_ Homeowner's Association Rules and Regulations
\_\_\_ Move in/Move out Inspection
\_\_\_ Landlord/Tenant "You Need to Know"
\_\_\_ Key/Key Addendum

OWNER'S BROKER, a licensed real estate broker, OR OWNER of Property

Name (Owner/Owner's Broker):

Owner/Owner's Broker Address:

Tenant(s) (the "Tenant")

Property Address:

City State Zip

Legal Description:

In consideration of their mutual agreement to the following terms, conditions, and covenants, the Owner/Owner's Broker leases to Tenant and Tenant leases from Owner/Owner's Broker the above-described Premises.

1. TERMS, CONDITIONS AND COVENANTS.

A. TERM. This lease is for a term of months, beginning on (Commencement Date) and expiring on (Expiration Date). Any extension of the Expiration Date must be mutually agreed upon in writing prior to the Expiration Date. In the event that the first month's rent is not received by the landlord within five (5) days after the commencement date, then any tenancy shall automatically terminate. Any funds held by the Owner/Owner's Broker shall be disbursed in accordance with Paragraph 3. Tenant agrees to give Owner/Owner's Broker written notice of intent to vacate the property. Hold Over or request to extend the lease, at least thirty (30) days, but no more than forty-five (45) days prior to the Expiration Date. NOTE: The Servicemembers Civil Relief Act (SCRA) requires that a military service member be able to terminate certain lease agreements (See Paragraph 16 of this Contract for additional information).

B. HOLD OVER TENANCY. If Tenant holds over after the expiration of the term of this lease with the consent of Owner/Owner's Broker, the tenancy shall be from month to month only and not a renewal unless there is an execution of a new written lease. Tenant agrees to pay rent and all other charges as herein provided, and to comply with all the terms and covenants of this lease from the time that Tenant holds over.

2. RENT. Tenant agrees to pay rent to:

Address:
in the total amount of \$ of the rate of \$ per month, with bills paid. Each monthly installment is payable in advance and is due on the 1st day of each month of the lease term. The initial lease payment must be made on the first day of the term commencing on a day other than the 1st day of a month, then provision of the rent shall prove for that month. If the term begins after the day of any month, then the initial installment payment shall include both the prorated initial monthly payment and the payment of the first full month following. Last month's rent is payable by money order or cashier's check only.
Prorated rent for days of \$ per day equals \$ and is payable on or before

C. Late Payment of Rent Fee. Any rent payment that is not received by Owner/Owner's Broker by 11:59 pm on the day of the month it is due will be assessed a late fee of. Total amount of late rent and late fee is payable by money order, cashier's check, or other certified funds. Deductions made from rent without written permission from Owner/Owner's Broker are considered an unpaid rent and will be subject to a late fee.

This form was created by the Oklahoma Real Estate Contract Form Committee and approved by the Oklahoma Real Estate Commission.

Property Rental Agreement
This is a legally binding Contract if not contradicted, with notice here provisions.
1. The Parties
2. The Premises
3. Term
4. Rent
5. Security Deposit
6. Use of Premises
7. Maintenance and Repairs
8. Landlord's Obligations
9. Tenant's Obligations
10. Subletting
11. Assignment
12. Termination
13. Holdover
14. Notices
15. Entire Agreement
16. Military Service Members' Civil Relief Act
17. Signatures

Georgia standard residential lease agreement free. How do i evict someone without a lease in georgia. Free georgia residential lease agreement word document. Can a landlord terminate a lease early in georgia. Legal ways to break a lease in georgia. How much does it cost to break a lease in georgia. Free residential lease agreement template georgia. Free georgia residential lease agreement 2021.

Updated July 11, 2022 Georgia lease agreement is a document used between a landlord and tenant for the use of property in exchange for payment. The responsibilities of utilities and services to the property are negotiated between the parties and outlined in the agreement. The landlord, prior to signing, will commonly verify the tenant's credit and employment through a rental application. After approving the tenant's financials, a lease will be written and signed with the tenant required to pay the first (1st) month's rent and security deposit (if any) prior to move-in. Rental Application - Before authorizing a lease the potential tenant's credentials should be verified by collecting their employment, credit, and any other related information. Association of Realtors Agreement - Provided by the Georgia Association of Realtors for residential tenancies. Download: Adobe PDF Commercial Lease Agreement - For any type of business-related space including retail, office, industrial, and storage. Download: Adobe PDF, MS Word (.docx), OpenDocument Month to Month Lease Agreement - Known as a 'tenancy at will' and the agreement has no end date but may be canceled with a termination letter. Download: Adobe PDF, MS Word (.docx), OpenDocument Rent-to-Own Lease Agreement- A typical fixed-term contract that includes a provision to allow for the sale of the property. Download: Adobe PDF, MS Word (.docx), Open Document Room Rental (Roommate) Agreement - To come to terms with others that share the same living space within a residence. Download: Adobe PDF, MS Word (.docx), OpenDocument Standard Residential Lease Agreement - Fixed-term version for residential tenancies provided by the Department of Community Affairs (DCA). Download: Adobe PDF, MS Word (.docx), OpenDocument Sublease Agreement - Between the lessee and a sub-lessee for the use of the property until the end of the lessee's rental term or any other period as agreed by the parties. Typically the landlord's consent is required. Download: Adobe PDF, MS Word (.docx), OpenDocument Required Disclosures (4) Flood Disclosure (PDF | MS Word | ODT) (§ 44-7-20) - If there has been flooding three (3) or more times in the last five (5) years it must be made aware to the tenant prior to move-in. Identification (§ 44-7-3) - Landlord must make information about all managers/individuals/agents allowed to be on the property aware to the tenant. Move-in / Move-out Inspection Form (§ 44-7-33) - Upon the landlord's acceptance of the Security Deposit they must give a list of all prior damage on the premises. Lead-Based Paint Disclosure - Per federal law if the residential dwelling was built prior to 1978 this document must be attached to the rental contract. Access by Landlord Unlike most States, in Georgia, there is no requirement for the landlord to give notice before entering the tenant's property. Although it is highly recommended that the landlord always give reasonable notice. Security Deposits Maximum - No State cap. The landlord may request as much as desired. Returning (§ 44-7-34) - The landlord must give the deposit back to the tenant within one (1) month of the termination date. Video Fill Now Click to fill, edit and sign this form now! The Georgia standard residential lease agreement is a document that landlords and property managers can use to establish conditions that permit a tenant to occupy residential real estate. For the duration of the agreement term, the tenant is obligated to pay rent on a monthly basis with the first payment made prior to or at the start of the lease term. Some landlords will demand a security deposit to cover the last month of rent or potential damage caused by the tenant or their pets. Security Deposits When is Rent Due? Realtor Version Disclosures (5) Security Deposits There are no statutes that indicate a rental due date. Therefore, the tenant must pay rent in accordance with the terms set forth in the written or oral lease. Realtor Version Lease for Residential Property (Form F40) - This 2021 version of the standard residential lease agreement is intended to be used by agents licensed with the Georgia Association of REALTORS®. Download: PDF 1) Flood Disclosure If the property has flooded at least three (3) times in a five (5) year period, then Landlords must notify tenants in writing of the propensity of flooding. Download: PDF Laws: § 44-7-20 2) Identification Contact information of any owners, agents thereof, or managers of the property who are authorized to act for the service of process and receipts of demands and notices must be given in writing to a tenant before the tenancy begins. 3) Lead-Based Paint Disclosure Form To be provided to new tenants in order to identify toxic paint on the property. Only required if the property was built prior to 1978. 4) Move-in/Move-out Condition Checklist New tenants must be provided with this list of pre-existing damages to the premises at the beginning of the tenancy. This will be referenced at the end of the lease agreement to assess any potential new damages. Download: PDF Laws: § 44-7-33 5) Security Deposit Bank Account If a security deposit is collected, the landlord must place it in an escrow account and must notify the tenant of the location of said account. Landlords and their tenants often use Georgia Lease Agreements for the purpose of documenting their tenancy arrangements. When drafted properly, this essential contract can help to reduce the number of disagreements in the future. When ready, you can click the button labeled "Make document" to check out the Georgia Rental Contract sample. Suitable for rentals of all types of residential property, our rental agreement for Georgia can be used by any landlord in Atlanta, Augusta, Columbus, and every other city or municipality that is located in the Peach State. As with any legal agreement, a Georgia Lease Contract will not be legally binding until it is signed by all parties. Different from a Georgia Lease Agreement template or blank PDF file that you might download elsewhere, each rental contract that is built on Rocket Lawyer comes with the option of Document Defense®, so an On Call attorney can assess the situation and take action if you need to demand payment or have another issue. Even if you are providing the rental to a friend, your Georgia Lease Agreement is a step that should never be missed. You might choose to use a Georgia Lease Agreement because it grants the following list of benefits: All parties know what they are responsible for There are no surprises about how long the lease will last Everyone knows when rent payments are expected Ultimately, if you choose not to make a Georgia Rental Agreement, neither party will experience the associated benefits and protections. You might want to prepare the following critical details for the Georgia Lease Agreement: The address and description of the property The renter's contact information What the duration of the lease is What type of utilities will be included How much you will charge for rent Your contract will also contain policies related to past due rent, smoking and/or narcotics, visitors, pets, and early termination. As you build your rental contract, you also can add details related to furnishings, maintenance procedures, and insurance requirements. Under state law, a Georgia Lease Agreement must also include the location of the bank where the security deposit is being held as well as whether or not the property has been flooded or has a propensity for flooding. Using the Rocket Lawyer document tool, you have the power to implement further adjustments and edits, if needed. The cost of finding and hiring a traditional law firm might range from hundreds of dollars to thousands, depending on where you are located. With Rocket Lawyer, every Georgia Lease Agreement that you make will be personalized with your information and for your specific needs. Simply click on the button that says "Make document" to start. You can always ask an On Call attorney to review it for you prior to signing it. Upon completing your customized document using Rocket Lawyer, you'll have the ability to retrieve it from your account wherever and whenever you choose. Feel free to try any or all of these actions related to your contract: making edits, signing it using RocketSign®, printing it, or saving it as a Word document or PDF file. Attached to each Georgia Lease Agreement, there will be a series of tips on what comes next with regard to finalizing the document. You should be sure to send a copy of the fully signed agreement to the other party. You may also wish to explore more real estate documents in our library. The law often changes over time and it varies by location. If you have any questions or hesitations related to Georgia rental laws, you can always ask a lawyer. Having an attorney look over your document might take a long time on your own. An alternate approach worth consideration is to request help from Rocket Lawyer attorney services. Premium members have the ability to request advice from an attorney with landlord-tenant experience or get answers to other legal questions. As a property owner or manager, you can be confident that Rocket Lawyer is here by your side. Georgia Lease Agreement Laws: Ga. Code Ann. §§ 44-7-1 to 44-7-81 The answer could depend on your situation; but, regardless of where you are, there are a few items to think about as you decide whether or not renting out property is right for you. They may include the following: the extent of tenants' rights, any limitations on deposits and/or rent, mandatory disclosures, how difficult it may be to evict a tenant, and, finally, the amount of property taxes that you might expect to pay. That said, Georgia is home to tourist destinations like the Georgia Aquarium, Rock City Gardens, and the Martin Luther King, Jr. National Historical Park and colleges like Emory University, Georgia Institute of Technology, and the University of Georgia, so there should be no lack of potential short- or long-term visitors and tenants if your property is nearby. Last reviewed or updated 04/22/2022

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