

RESIDENTIAL LEASE



The Standard Form (revised 08/08) of:
New Orleans Metropolitan Association of REALTORS®, Inc.
Northshore Area Board of REALTORS®
Saints Board of REALTORS®

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and not as legal advice. REALTOR® members
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Date: _____

1 **PARTIES** _____ (hereinafter referred to as Lessor)

2 hereby leases to _____

3 (hereinafter referred to as Lessee) the following described property:

4 _____

5 **PREMISES** _____ Apt. # _____

6 in _____ for use by Lessee as a private residence only.

7 _____ (City) _____ (State) _____ (Zip)

8 _____

9 **TERM** This lease is for a term of _____ months commencing on the _____ day of _____,

10 and ending on the last calendar day of _____.

11 _____

12 **MONTH TO MONTH RENEWAL** If Lessee, or Lessor, desires that this lease terminate at the expiration of its term he must give to

13 the other party written notice at least _____ days prior to that date. Failure of either party to give this required notice automatically

14 renews this lease and all of the terms thereof except that the lease will then be on a month to month basis.

15 _____

16 **RENT** This lease is made for and in consideration of a monthly rental of _____

17 dollars payable in advance on or before the 1st day of each month at _____

18 _____ Lessee agrees to pay Lessor the sum of _____

19 _____ dollars which is

20 prorated rental for the period _____ thru _____, _____.

21 If rent is paid by the _____

22 of the month, Lessee shall be entitled to a deduction of _____ dollars per month, or a net rental of _____

23 dollars per month provided, however, that if the rent due is not received by the _____ of the month

24 Lessee shall be considered delinquent. If Lessee pays by check and said check is not honored on presentation for any reason

25 whatsoever, Lessee agrees to pay an additional sum of _____ as a penalty. This penalty provision is not to be

26 considered a waiver or relinquishment of any of the other rights or remedies of Lessor. At Lessor's discretion after receipt of

27 NSF check; Lessor may require all future payments in the form of money orders or certified funds. Lessor shall give written notice

28 to Lessee of this requirement.

29 **SECURITY DEPOSIT** Upon execution of this lease, Lessee agrees to deposit with Lessor, the sum of \$ _____.

30 This deposit shall be non-interest bearing and is to be held by Lessor as security for the full and faithful performance of the terms

31 and conditions of this lease. This security deposit is not an advance rental and Lessee may not deduct portion of the deposit from

32 rent due to Lessor. This security deposit is not to be considered liquidated damages. In the event of forfeiture of the security deposit

33 due to Lessee's failure to fully and faithfully perform all of the terms and conditions of this lease, Lessor retains all of his other

34 rights and remedies. Lessee does not have the right to cancel this lease and avoid his obligations hereunder by forfeiting said

35 security deposit.

36 _____

37 Deductions will be made from the security deposit to reimburse Lessor for the cost of repairing any damage to the premises or

38 equipment or the cost of replacing any of the articles or equipment that may be damaged beyond repair, lost or missing at the

39 termination of this lease. Deductions will also be made to cover any unpaid amounts owed to Lessor for any damage, loss, or

40 charges occurring prior to termination of this lease and for which Lessee is responsible. In the event that damages or other charges

41 exceed the amount of the security deposit, Lessee agrees to pay all expenses and cost to Lessor. In the event there has been a

42 forfeiture of the security deposit, excess charges shall be paid in addition to the amount of the said security deposit.

43 _____

44 Should there be any damage to the leased premises or equipment therein, reasonable wear and tear excepted, caused by Lessee, his

45 family, guest or Agents, Lessee agrees to pay Lessor when billed the full amount necessary to repair or replace the damaged premises

46 or equipment. This includes but is not limited to garbage disposal, plumbing problems due to improper usage, also water problems

47 due to improper bath/shower usage.

48 _____

49 Notwithstanding any other provisions expressed or implied herein, it is specifically understood and agreed that the entire security

50 deposit aforesaid shall be automatically forfeited should Lessee vacate or abandon premises before the expiration of this lease, except

51 where such abandonment occurs during the last month of the term of this lease, and Lessee has paid all rent covering the entire term

52 and either party has given the other timely written notice that his lease will not be renewed under its automatic renewal provisions.

53 Forfeiture of the security deposit shall not limit Lessor's rights nor Lessee's obligations.

54 _____

55 The leased premises must be returned to the Lessor in as good condition as they were at the time the Lessee first occupied same,

56 subject only to normal wear and tear. Lessor agrees to deliver the premises clean and free of trash at the beginning of this lease and

57 Lessee agrees to return the same in like condition at the termination of this lease. At the termination of this lease, the Lessee shall be

58 entitled to an accounting and a return of the security deposit within 30 days thereafter, providing all of the obligations of the lessee

59 have been fulfilled, including return of the keys to the Lessor. Lessee shall provide Lessor with a forwarding address, in writing.

60 _____

61 **OCCUPANTS** The leased premises shall be occupied only by the persons listed below. Other occupants, including temporary

62 visitors are not allowed to remain at the premises for a period in excess of 10 days.

63 _____

64 _____

65 _____

66 A temporary visitor is one who inhabits the premises for no more than ten (10) days.

LESSEE'S INITIALS

LESSEE'S INITIALS

LESSOR'S INITIALS

LESSOR'S INITIALS

68 **PETS** No pets shall be allowed on the premises at any time. However, this provision shall not preclude Lessor modifying any lease
69 to allow pets by mutual written agreement between Lessor and Lessee.

70

71

72 **SUB LEASE** Lessee is not permitted to sublet or grant use or possession of the leased premises without the written consent of
73 Lessor and then only in accordance with the terms of this lease. Any expense associated with subleasing the premises shall be paid
74 by _____

75

76 **DEFAULT, ABANDONMENT OR EVICTION** Should the Lessee fail to pay the rent or any other charges arising under this
77 lease promptly as stipulated or should premises be abandoned by Lessee (it being agreed that an absence of Lessee from the leased
78 premises for five consecutive days after rentals have become delinquent shall create a conclusive presumption of abandonment) or
79 should Lessee begin to remove furniture or any substantial portion of Lessee's personal property to the detriment of Lessors lien, or
80 should voluntary or involuntary bankruptcy proceedings be commenced by or against Lessee, or should Lessee make an assignment
81 for the benefit of creditors, then in any of said events, Lessee shall be in default and the rental of the whole of the unexpired term of
82 this lease, together with any attorney's fees, and all other expenses shall immediately become due. Lessor may proceed one or more
83 times for past due installments without prejudging his rights to proceed later for the rent for the remaining term of this lease.

84 Similarly, in the event of any such default, Lessor retains the option to cancel this lease and obtain possession of the premises in
85 accordance with the provisions of Article 4701, et. seq. of the Louisiana Code of Civil Procedure. In the event of such cancellation
86 and eviction, Lessee is obligated to pay any and all rent and expenses due and owing through the day said premises are re-rented or
87 this lease expires, whichever is sooner. Lessee is obligated to pay any collection and eviction costs and attorney's fees. In the event
88 the premises are abandoned as defined above, Lessee grants to Lessor the right to dispose of belongings remaining in the premises
89 in any manner Lessor chooses without any responsibility or liability to Lessee for any loss which Lessee may sustain from said
90 disposition. Lessee shall be responsible for any cost incurred by removal of these belongings.

91

92 **OTHER VIOLATIONS, NUISANCE** Should the Lessee at any time violate any of the conditions of this lease, other than the
93 conditions provided in the immediately preceding paragraphs under the heading "Default, Abandonment, or Eviction" or should the
94 Lessee discontinue the use of the premises for the purposes for which they are rented or fail to maintain a standard behavior
95 consistent with the consideration necessary to provide reasonable safety, peace and quiet to others, such as but not limited to,
96 being boisterous or disorderly, creating undue noise, disturbance or nuisance of any nature or knowingly engaging in any unlawful
97 or immoral activities, or failure to abide by any Rules and Regulations, and should such violation continue for a period of five days
98 after written notice has been given Lessee (such notice may be posted on Lessee's door) or should such violation again occur after
99 written notice to cease and desist from such activity or disturbance, then, Lessee shall be in default and Lessor shall have the right
100 to demand the rent for the whole unexpired term of this lease which at once becomes due and payable or to immediately cancel
101 this lease and obtain possession of the premises in accordance with the provisions of Article 4701, et. seq. of Louisiana Code of
102 Civil Procedure, or to exercise any further rights granted by this lease or available by law.

103

104 **RULES & REGULATIONS** Lessee acknowledges receipt of a copy of and agrees to comply with the Rules and Regulations.
105 Lessee agrees to comply with any additions and/or modifications to these Rules & Regulations or with other Rules & Regulations
106 which may be established, adopted by the Lessor and which may be posted on the leased premises, and/or mailed, and/or delivered
107 to Lessee.

108

109 **CONDITION, REPAIRS, ADDITIONS AND ALTERATIONS OF PREMISES** Lessor warrants that the leased premises are in
110 good condition. Lessor shall be responsible for the repair of electrical, plumbing, air conditioning and heating system provided the
111 repair is not caused by misuse or neglect by the Lessee. Lessee agrees to use the same with care, and to perform the usual cleaning
112 and household maintenance customarily required. Air conditioning and heating filters are the responsibility of Lessee. The running
113 of the unit with dirty filters is not permitted. Lessee acknowledges that he has been provided the opportunity to inspect the premises
114 and accepts it in its current condition and agrees to keep it in same condition during the term of this lease at his expense and to
115 return it to Lessor in the same or better condition at termination of this lease, normal decay, wear and tear excepted. The only
116 exceptions to this area are repairs/improvements that Lessor specifically agrees to perform on the premises as may be outlined in
117 the "SPECIAL CONDITIONS" section of this lease.

118

119 Lessee shall not make any additions or alterations to the premises without written permission of the Lessor. Lessor or his employees
120 shall have the right to enter the premises for the purpose of inspection or making repairs necessary for preservation of the property.
121 Any additions or alterations made to the property by the Lessee shall become the property of the Lessor at the termination of this
122 lease unless otherwise stipulated herein. Lessee expressly waives all right to compensation for any additions or alterations made to
123 the premises. The Lessor, at his option, may require the premises to be returned to its original condition at Lessee's expense.

124

125 **OCCUPANCY** Should Lessor be unable to provide occupancy on the date of the beginning of this lease due to causes beyond
126 control of Lessor, this lease shall not be affected thereby, but Lessee shall owe rent beginning only with the day on which he can
127 obtain possession. Lessee shall not be entitled to any damages beyond the remission of rent for such term during which he is
128 deprived of possession. Should Lessor be unable to provide occupancy within 10 calendar days from the commencement of this
129 lease as stipulated herein, the Lessee shall have the option of terminating this lease by giving written notice to Lessor.

130

131 Should the property be destroyed or materially damaged so as to render it wholly unfit for occupancy by fire or other unforeseen
132 event not due to any fault or neglect of Lessee, then Lessee shall be entitled to a refund of any prepaid rents for the unexpired term
133 of the lease. However, Lessee shall not be entitled to a reduction of the monthly rent or cancellation of this lease because of a
134 temporary failure of utilities, heat, air conditioning or temporary closing of swimming pool and/or a reasonable delay in completing
135 agreed to improvements to the premises as specified in the "SPECIAL CONDITIONS" section of this lease.

136

137 **SURRENDER OF PREMISES** At the expiration of this lease, or its termination for other causes, Lessee is obligated to immediately
138 surrender possession, and should Lessee fail to do so, he consents to pay any and all damages, but in no case less than five times the
139 rent per day, plus attorney's fees, and other related costs.

140

141 **LIABILITY** If any employee or representative of Lessor renders any services (such as parking, washing or delivering automobiles,
142 handling of furniture or other articles, cleaning the rented premises, package delivery, or any other service) for or at the request of
143 Lessee, his family, employees or guests, then, for the purpose of such service, such employees shall be deemed the servant of Lessee,
144 regardless of whether or not payment is arranged for such service, and Lessee agrees to release Lessor and his agents and/or
145 representatives and to hold them harmless of any and all liability arising therefrom.

146

147 Neither Lessor nor his agents and/or representatives shall be liable to Lessee, or to Lessee's employees, patrons and visitors, or to
148 any other person for any damage to person or property caused by any act, omission or neglect of Lessee or any other tenant of said
149 leased premises and Lessee agrees to defend, indemnify and hold Lessor, his agents and/or representatives harmless from all claims
150 for any such damage, whether the injury occurs on or off leased premises.

152 Lessee hereby releases and holds Lessor, his agents and/or representatives harmless and agrees to defend and indemnify Lessor
153 from any damage or injury to persons or property caused as a result of the use of the swimming pool by Lessee or any persons
154 making use of said through the use, permission or consent of Lessee.

155
156 Lessee assumes responsibility for the condition of the premises. Lessor is not responsible for damage caused by leaks in the roof,
157 bursting of pipes by freezing or otherwise, or any vices or defects of the leased property, or the consequences thereof, except in
158 case of positive neglect or failure to take action toward the remedying of such defects within a reasonable amount of time after
159 receiving written notice of such defects. Should lessee fail to promptly so notify Lessor in writing, of any such defects, Lessee will
160 become responsible for any damage or claims resulting to Lessor or other parties.

161
162 Lessee understands that neither Lessor, his agents and/or representatives carries Hazard or Flood insurance on Lessee's contents
163 in leased premises. Lessor is not responsible for damage or loss of Lessee's personal property. Lessor encourages lessee to acquire
164 adequate insurance to protect themselves and their personal property.

165
166 Lessor and Lessee acknowledge that the return or disposition of Lessee's deposit is a decision made exclusively by the Lessor in
167 accordance with the applicable rules of the Louisiana Real Estate Commission, the terms and conditions of this lease, and the require-
168 ments of law. Said parties acknowledge that the Lessor's agent is likewise bound to the applicable rules of the Louisiana Real Estate
169 Commission and cannot return the deposit, if held by agent, in the absence of mutual written agreement except in accordance with
170 the rules and regulations of the Louisiana Real Estate Commission. Accordingly, both Lessor and Lessee release and discharge said
171 agent from any and all liability or responsibility of agent relating to the return of such deposit, except in the event agent breaches
172 the rules and regulations of the Louisiana Real Estate Commission. Lessee acknowledges that the actions of the agent regarding this
173 entire lease is made solely and at the direction of the Lessor.

174
175 **SIGNS & ACCESS** Lessor reserves the right to post on the premises "For Sale" signs at any time and "For Rent" signs can be placed
176 on property _____ days prior to expiration of lease. Lessee will also permit Lessor, his agents and/or representatives to have
177 access to the premises for the purpose of inspection, sale or leasing at reasonable intervals between the hours of 8:00 am to 8:00 pm.
178 If Lessee refuses request for access, this shall constitute a violation of the lease.

179
180 **ATTORNEYS FEES** Lessee further agrees that if an Attorney is employed to protect the rights of the Lessor hereunder, Lessee will
181 pay the fee of such attorney. Such fee is hereby fixed at twenty-five (25%) percent of the amount claimed or a minimum of \$300.00
182 whichever is greater. Lessee further agrees to pay all court costs and sheriff's charges and all other expenses involved.

183
184 **NOTICES** All notices required to be given under the terms of this lease shall be in writing, and if mailed, by certified mail addressed
185 to Lessee at the herein leased premises or to Lessor at the address appealing in this lease, and such mailing constitutes full proof of
186 and compliance with the requirement of notice, regardless of whether addressee received such notice or not. Notices may also be
187 given in writing by hand delivery, or by attaching to door of premises.

188
189 **COMMISSIONS** Lessor, his heirs, successors or assigns, agrees to pay to _____ its heirs,
190 successors or assigns a lump sum cash commission of _____ which commission is earned and payable
191 upon execution of this lease, and a similar commission on any extension or renewal of this lease and also a commission of _____
192 of the negotiated price of any agreement to sell, exchange or option made with or through Lessee during the term
193 of this lease or any renewal and/or extension thereof or within 180 days after the expiration of this lease or any renewal thereof.

194
195 In consideration of services rendered by agent in negotiating this lease, Lessor hereby agrees that in the event the herein leased
196 property is sold or transferred during the term of this lease and there are any unpaid commission still due agent, Lessor will pay
197 same lump sum in cash at the time property is sold or transferred.

198
199 **OTHER CONDITIONS** The failure of Lessor to insist upon the strict performance of the terms, covenants, agreements and
200 conditions hereby contained, or any of them, shall not constitute or be construed as a waiver or relinquishment of the Lessor's right
201 thereafter to enforce any such terms, covenant, agreement and condition, but the same shall continue in full force and effect.

202
203 It is understood that the terms "Lessor" and "Lessee" are used in this lease, and they shall include the plural and shall apply to all
204 persons, both male and female. All obligations of Lessee are joint, several and in solido.

205
206 This lease, whether or not recorded, shall be junior and subordinate to any mortgage hereafter placed by Lessor on the entire
207 property of which the leased premises forms a part.

208
209 **UTILITIES** Lessee shall maintain all utility services, including water, gas, electricity, phone, garbage collection, and lawn and
210 garden care, in Lessee's name and shall promptly pay all charges due thereon, during the term of this lease unless otherwise noted.

211
212 **WAIVER OF NOTICE** Upon termination of the right of occupancy for any reason, Lessee hereby expressly waives notice to vacate
213 premises prior to institution of eviction proceedings in accordance with La. CCP Article 4701 and La. CC Article 2713.

214
215 **MISCELLANEOUS PROVISIONS** No cars to be parked on lawn or walkways. Cars to be parked only in designated areas. No holes
216 shall be drilled in the walls, woodwork or floors are permitted. No painting or papering of walls is per-
217 mitted without written consent of Lessor. Lessee shall not allow the cable/phone company to wire the premises for cable without
218 Lessor's written permission. No waterbeds are allowed. No foil in windows is allowed. Garbage to be placed in designated receptacle.
219 If no receptacle is provided, garbage is to be placed on curb as prescribed by law in a proper receptacle provided by Lessee.

220
221 Lessee is to furnish Lessor with a list of deficiencies noted by Lessee at the time of occupancy. This is to be held by Lessor in case
222 of dispute as to move-in condition of property.

223 Property Address: _____ Date: _____

224 **SPECIAL CONDITIONS**

225 _____
226 _____
227 _____
228 _____
229 _____
230 _____
231 _____

232 **LEAD-BASED PAINT, ASBESTOS, RADON** Lessee is aware that the premises may contain lead based paint, asbestos, or other
233 toxins which may cause serious injury or death if consumed or ingested into the human body, and lessee acknowledges that the
234 "Protect Your Family From Lead in Your Home" pamphlet has been called to their attention with respect to notice and information
235 of lead base paint. Having knowledge of these facts, Lessee agrees to maintain the premises in a reasonably safe condition, to report
236 to Lessor any condition which may lead to damage or injury because of lead, asbestos or other toxins, and Lessee further agrees to
237 assume the use and occupancy of the herein leased premises at his own risk and hereby releases Lessor, his agents and/or repre-
238 sentatives from any claims relating to or sustained as a consequence thereof, and further agrees to hold harmless, defend and in-
239 demnify Lessor, his agents and/or representatives from any claims made by Lessee, residents of his household or others using the
240 premises with the consent and permission of Lessee.

241
242 **LESSOR:** Were there any structures built on this property prior to 1978?
243 **Yes** **No** **Unknown**

244
245 If **Yes** or **Unknown** is checked, this Residential Lease is submitted with Lessor's Disclosure of Information on Lead-Based Paint and
246 Lead-Based Paint Hazards Form dated _____.

247
248
249 **LESSEE'S INITIALS** **LESSEE'S INITIALS** **LESSOR'S INITIALS** **LESSOR'S INITIALS**

250
251 **MOLD RELATED HAZARDS NOTICE:** An informational pamphlet regarding common mold related hazards that can affect real
252 property is available at the EPA website **http:www.epa.gov/iaq/molds/index.html**. By initialing this section, Lessee acknowledges that
253 the real estate agent has provided Lessee with the EPA website enabling Lessee to obtain information regarding common mold related
254 hazards.

255
256 **LESSEE'S INITIALS** **LESSEE'S INITIALS**

257
258 **SEX OFFENDER AND CHILD PREDATOR REGISTRY NOTICE:** The Louisiana Bureau of Criminal Identification and Information
259 maintains a State Sex Offender and Child Predator Registry, which is a public access database of the locations of individuals required to
260 register pursuant to LSA-R.S. 15:540 et seq. Sheriff's Department and Police Departments serving jurisdictions of 450,000 also maintain
261 such information. The State Sex Offender and Child Predator Registry database can be accessed at **www.lasocpr.lsp.org/socpr/** and contains
262 address, pictures and conviction records for registered offenders. The database can be searched by zip code, city, Parish or by offender name.
263 Information is also available by phone at 1-800-858-0551 or 225-925-6100 or mail at P.O. Box 66614, Mail Slip #18, Baton Rouge,
264 Louisiana 70896. You can also email State Services at **SOCP@dps.state.la.us** for more information.

265
266 **LESSEE'S INITIALS** **LESSEE'S INITIALS**

267
268 Time is of the essence. This document and any indicated addendum contain this entire lease. If any part of this lease is or becomes
269 contrary to law, the remainder of this lease shall be unaffected. Any changes must be agreed upon in writing, and signed by Lessor
270 and Lessee.

WE DO BUSINESS IN ACCORDANCE WITH FEDERAL FAIR HOUSING LAWS

FACSIMILE SIGNATURES ARE ACCEPTABLE AND BINDING AS ORIGINALS

THIS IS A BINDING LEGAL DOCUMENT. READ CAREFULLY BEFORE SIGNING.

271 **X** _____ **X** _____
272 *Lessee Signature* *Date* *Lessor Signature* *Date*

273
274
275 **X** _____ **X** _____
276 *Lessee Signature* *Date* *Lessor Signature* *Date*

277
278
279 *Agent Name* *Company* *Phone #* *Listing Agent I.D. #*

280
281
282 *Agent Name* *Company* *Phone #* *Leasing Agent I.D. #*

283
284
285 **FOR REPAIRS/MAINTENANCE CALL:** _____
286 *Name* *Phone*