



LEASE FOR RESIDENTIAL PROPERTY



2017 Printing

For and in consideration of \$10 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Landlord (_____) and the undersigned Tenant (_____) do hereby agree as follows:

A. PRIMARY TERMS. The primary terms of this Lease are set forth in this Section and are subject to the explanations and clarifications set forth in Corresponding Paragraphs Section B of the Lease.

Lease. Landlord agrees to lease to Tenant, and Tenant agrees to lease from Landlord, the Premises identified herein on this date of October 20, 2017 on the terms and conditions of which are set forth below.

1. Property Address: 4374 Lincoln Jones Rd Unit _____
 City Ellenwood County Dekalb Georgia 30294 ("Premises")

2. Lease Start Date: November 1, 2017 **Last Day of Lease ("Lease End Date"):** October 31, 2018
 Tenant may terminate this Agreement without penalty if possession is not granted within 7 days of the Lease Start Date ("Approved Delay Period").

3. Rent.

- a. Rent:** Tenant shall pay monthly rent of \$ 725.00. The Total Rent Due From Tenant over the initial Lease Term shall be: \$ 8700.00 Rent Shall Be Payable To ATLANTIC PROPERTY MANAGEMENT and delivered to: 105 NOBEL COURT ALPHARETTA GA 30005 ("Rent Payment Address") unless another address is specified by the above-referenced party receiving the rent following the notice provisions herein.
- b. Due Date for Rent:** Rent must be paid by Check Cash Certified Check Money Order Credit Card ACH or EFT. Rent shall be paid no later than by 11:59 P.m. on the 5TH day of the month ("Due Date"). Rent paid after the Due Date shall be late and must include additional rent of \$ 72.50 ("Additional Rent for Late Payment").
- c. Credit Card:** If rent is paid by Credit Card rent must include a credit card convenience fee of (variable based on rent amount).
- d. Service Charge:** Tenant shall immediately pay Landlord a service charge of \$ 50.00 ("Service Charge") for all dishonored checks or rejected electronic (ACH) payments.

4. Security Deposit.

- a.** Tenant shall pay ATLANTIC PROPERTY MANAGEMENT as "Holder" a security deposit of \$ 695.00 by: Check Cash Certified Check Money Order Credit Card ACH or EFT.
- b. Security Deposit Bank Account:** The security deposit will be held in:
 Escrow Account at _____ Bank; OR General Account at _____ Bank.

5. Notice Not to Renew Lease. A party electing not to renew the Lease shall be required to provide 60 days notice of the same to the other party.

6. Re-Key Fee Paid By Tenant upon Lease Termination: \$ 0.00

7. Non-Refundable Administrative Fee Paid by Tenant: \$ 200.00

8. Pets. Tenant shall or shall not be allowed to keep pets on the premises. If pets are allowed a separate pet exhibit must be attached hereto and is incorporated into this Lease.

9. Smoking. Tenant shall or shall not be allowed to smoke on or in the Premises.

10. Utilities. Utilities provided by Landlord: Water Sewer Gas Electricity Trash Pickup Cable None
 Other: _____

11. Early Termination by Tenant. Tenant shall OR shall not have the right to terminate this Lease early. If Tenant has a right to terminate the Lease early, Tenant must:

- a.** Give Landlord no less than 60 days prior notice of the termination.
- b.** Comply in ALL respects with the requirements set out in Paragraph B.11.
- c.** Pay \$ 1450.00 or _____% of the total rent that otherwise would have been owed through the Lease End Date, not later than 60 days from the date Notice to Terminate is received.
- d.** Pay an Early Lease Termination Administrative Fee of \$ 75.00, not later than 10 days from the date Notice to Terminate is received.

12. Early Termination by Landlord. Landlord shall have the right to terminate the Lease early upon not less than 60 days notice and upon such termination and Tenant vacating the Premises, Landlord shall credit Tenant with the sum of \$ 0.00 ("Early Termination Fee to Tenant") which shall first be applied against any monies owing from Tenant to Landlord with the balance thereafter being paid to Tenant by Landlord.