

Residential Lease Agreement

This is a lease between the owner _____ and the tenants _____ for the following described property _____ hereinafter "Residence" located in McLennan County, Texas, for use as a private residence only. This lease begins on _____ and shall end on _____. The tenant(s) listed must give Thirty (30) days notice before moving out on or after the above date. The landlord must give thirty (30) days notice to the tenant to vacate on or after the above date. If neither the tenant nor the landlord gives such a notice, the lease will be renewed for an additional thirty (30) days, on a repeating basis. The thirty-day notice may be given at any time by either party and will be effective to terminate this lease thirty (30) days from the date given, providing that the date of termination is after _____. The tenant will pay \$ _____ per month as RENT. The RENT must be paid on or before the _____ day of the month and shall be paid at _____. The RENT payment must be received by the due date if paid by mail. If not received by that date, the resident agrees to pay a late charge of \$ _____. The tenant will pay \$ _____ per day as RENT for any partial month at the beginning of this lease, and for any partial month at the end of this lease, during the lease term or in the extension period. The tenant has or will deposit the sum of \$ _____ as a security deposit at the time this lease is signed. The deposit shall be returned to the tenant within thirty days of vacating if the following conditions are met:

1. Written notice of move out has been given as provided.
2. The full term of the lease contract has expired.
3. ALL RENT and late RENT charges have been paid.
4. The residence has been surrendered without eviction proceedings.
5. The tenant has furnished a forwarding address.
6. The tenant has cleaned the residence well, including:
 - Cleanser scrubbing of all bathroom and kitchen facilities; oven cleaned with commercial oven cleaner.
 - All vinyl floors cleaned with detergent and mop or sponge.
 - Carpet vacuumed thoroughly and unusual soiling or stains shampooed.
 - All cabinets, fixtures, doors, and windows cleaned and dusted.

The tenant's duty to clean the residence does not depend upon its condition at the time of move-in.

The owner agrees to

1. Repair or replace any appliance or facility that does not operate adequately. The owner shall make such repair or replacement within a reasonable time, which shall not exceed one week, Sunday excluded. The owner is not required to make repairs or replacements until notified in writing of the need for such repairs.
2. Enter the residence for maintenance purposes only at reasonable times and to notify the resident of such entry.

Owner's Signature:

Date:

Tenant's Signature:

Date: