

# Lease Agreement

This lease agreement is dated \_\_\_\_\_, by and between \_\_\_\_\_ (owner) and \_\_\_\_\_ (Tenants).

**Premises:** Owner, in consideration of the lease payments provided in this lease, leases to Tenant the condominium at \_\_\_\_\_, KY 41071.

**Terms:** The lease term will begin on \_\_\_\_\_ and will terminate on \_\_\_\_\_. At the end of the lease term, the tenant may go on month to month lease. The owner does expect at least a 30-day notice to vacate.

**Lease Payments:** tenant shall pay the sum of \$\_\_\_\_\_ per month payable to (owner)\_\_\_\_\_ on the first day of each month. For any payments not paid within (5) days after its due date, tenant shall pay a late fee of \$\_\_\_\_\_. For any check that is returned to landlord for any reason, tenant shall pay a late fee of \$\_\_\_\_\_. Plus any additional charges that the owner may incur. Tenant will be responsible for payment of all utilities. Rent payment can be given or sent to \_\_\_\_\_ 41071.

**Appliances:** The condo unit will be equipped with stove, refrigerator and dishwasher.

**Maintenance/Repairs/ Alterations:** owner shall have the responsibility to maintain the premises in good repair at all times. Tenant shall not paint, paper or otherwise redecorate or make alteration to the premises without the prior written consent of the Landlord.

**Insurance:** Owner and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the Premises.

**Keys:** Landlord has given tenant the following keys: (2) building entry keys, (2) unit keys, (1) mailbox key and (1) exercise room/pool key. If the exercise room/pool key is lost, tenant shall pay owner \$50.00 to replace.

**Association Rules:** Tenant shall follow the Rules and regulations of the Woodland Hills Condominiums. Rules are attached to this lease.

**Security Deposit:** at the signing of this lease, tenant shall pay to Owner the amount of \$\_\_\_\_\_. This amount is to be held and disbursed for Tenant damages to the premises or other defaults under this Agreement. If after Tenant moves from premises and all items in lease have been fulfilled, owner will return security deposit to tenant within thirty days of Tenant move-out date.

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**Tenant** **Date**

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Tenant Date

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**Owner** **Date**

Owner's emergency phone numbers:

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If know answer and it is an absolute emergency in the condo call Towne Properties at 859-291-5858

Storage Room # \_\_\_\_\_

## Addendum to Lease Agreement

The following is an addendum to the lease entered into on \_\_\_\_\_ between owner and \_\_\_\_\_ tenants for \_\_\_\_\_ Southgate, KY 41071

The parties agree to the following additional lease provisions:

In the event the tenant's rent is unpaid when due, Owner may serve upon tenant a written notice to vacate stating tenant pays the rent and late fee in full within seven days from the date of notice, Owner may terminate the agreement and file an action for possession of the premises.

In the event, tenant breaches any other provision of the Lease Agreement, Owner may provide to tenant a written notice to vacate stating that unless Tenant cures the breach within fourteen days, Owner will terminate the agreement and file an action for possession of the premises.

All other provisions of the Lease Agreement, not consistent herewith, shall remain in full force and effect.

Tenants hereby agree that they have read and agree to this addendum and further agrees that they are of at least eighteen years of age and legally able to contract.

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Tenant Date

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Tenant Date

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Owner Date