

# OVERLOOK CONDOMINIUM LEASE AGREEMENT

A LEASE AGREEMENT, made between  
Landlord.

Herein Tenant, and

Herein

For good consideration, it is agreed between the parties as follows:

1. Landlord hereby leases and rents to Tenant the premises as described as follows: Unit No. OVERLOOK CONDOMINIUMS, CAMPTON, NH.

2. This lease shall be in effect for a term of \_\_\_\_\_ months , beginning on \_\_\_\_\_ and ending \_\_\_\_\_

3. Tenant shall pay the landlord a total rent of \$ \_\_\_\_\_ in monthly payments of \$ \_\_\_\_\_ each, payable monthly in advance, commencing on the first day of each month. Rent is due on the first of each month. If rent is paid after the first, a late charge of \$ \_\_\_\_\_ per day will be paid to the landlord, without exception. First months rent plus security deposit for a total of \$ \_\_\_\_\_ must be paid prior to occupancy. **Checks shall be made payable to:**

4. Tenant does hereby place on deposit with landlord a security deposit of \$ \_\_\_\_\_ for any damages which may be caused by the Tenant or his agent. In the event of any damages to the premises tenant shall promptly bring such damage to the attention of the Landlord who shall deduct such amount of damage from the security deposit. Should there be a balance at the end of the term of this agreement, Landlord agrees to rebate and refund said balance to the Tenant. If no damages occur, Landlord or his agent shall refund the entire deposit after inspection. Landlord or his agent shall have thirty days from termination of the lease to conduct an inspection and refund any deposit balance. The Tenant agrees that if damage in excess of the deposit amount is sustained, Tenant will promptly, upon notification, pay the same. Security deposit will be held at landlords bank of record.

5. Tenant shall, at his own expense, provide all the utilities. Utility accounts must be changed to tenants name and security deposits, if required, must be paid prior to occupancy, including internet, TV, propane, and electricity.

6. Tenant further agrees that:

- a. No more than two persons will occupy one bedroom unit. No more than four people will occupy two bedroom units.
- b. Upon the expiration of the lease, Tenant will return possession of the leased premises in its present condition, reasonable wear and tear, and fire casualty excepted. Tenant shall commit no waste to the leased premises.
- c. Tenant shall not assign or sublet or allow any other person to occupy the leased premises without Landlords written prior consent.
- d. Tenant shall comply with all building, zoning, health codes, Overlook residence rules and other applicable laws for said leased premises.
- e. Tenant shall not make any material or structural alterations to the leased premises.

- f. Tenant shall not conduct a business of any nature on the premises.
- g. In the event of any breach of payment of rent or any other breach of this lease, Landlord shall have full rights to terminate this Lease in accordance with state law and re-enter and claim possession of the leased premises, in addition to such other remedies available to Landlord arising from breach.
- h. Tenant shall permit Landlord and Management Company to enter unit during reasonable hours with advance notice to inspect for or make repairs.
- i. Tenant agrees to give advanced written notice of thirty days, return all keys, and leave premises in a clean condition upon vacating. This applies only to the last month of the lease stated in section (2).
- j. Tenant agrees not to change any locks.
- k. Tenant shall be responsible for keeping the patio or deck and the entry of the unit in a safe, clean, uncluttered condition.
- l. No more than two vehicles per unit are allowed.
- m. No commercial vehicles, RV's, snowmobiles, boats, trailers, unregistered, inoperable or leaking vehicles are allowed on property.
- n. Patios and decks cannot be used for storage. Outdoor furniture and gas grills are allowed. Nothing can be draped over deck railings.
- o. Smoking is not allowed in any rental unit.
- p. Tenant will inspect and maintain smoke and carbon monoxide detectors in unit.

7. Dogs are not allowed in rental units or on the premises at any time. No outdoor pets of any species are allowed.

8. The Overlook By-Laws and Residency Regulations are incorporated by reference. By signing this lease the tenant agrees to abide by those by-laws and regulations.

9. Tenants shall provide new telephone numbers and mailing address to the Landlord or his agent within 14 days of occupancy.

10. This lease shall be binding upon and inure to the benefit of the parties, their successors, assigns, and personal representatives. This rental form is accurate and complete. Landlord's agent is authorized and capable to sign it. Any verbal commitments by either party are null and void by this agreement, which is binding on both parties. Tenant agrees to any appropriate action by Landlord or his agent to legal action and agrees to pay all costs including a reasonable attorney fee.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20

\_\_\_\_\_  
Landlord or his agent

\_\_\_\_\_  
Tenant (s)