RESIDENTIAL LEASE

LISE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORSIS, INC. IS NOT AUTHORIZED. CONTRACTOR AND ADDRESS OF STREET, STREET, SALE STREET,

1. PARTIES: The parties to this lease are:

the owner of the Property, Landlord,:

Tenant(s):

2. PROPERTY: Landlord leases to Tenant the following real property:

Address:

legally described as:

in ______ County, Texas, together with the following non-real-property

items:

The real property and the non-real-property are collectively called the "Property".

- 3. TERM:
 - A. Primary Term: The primary term of this lease begins and ends as follows:

Commencement Date: Expiration Date:

- B. Delay of Occupancy: Tenant must occupy the Property within 5 days after the Commencement Date. If Tenant is unable to occupy the Property by the 5th day after the Commencement Date because of construction on the Property or a prior tenant's holding over of the Property. Tenant may terminate this lease by giving written notice to Landlord before the Property becomes available to be occupied by Tenant, and Landlord will refund to Tenant the security deposit and any rent paid. Landlord will abate rent on a daily basis for a delay caused by construction or a prior tenant's holding over. This paragraph does not apply to any delay in occupancy caused by cleaning, repairs, or make-ready items.
- 4. AUTOMATIC RENEWAL AND NOTICE OF TERMINATION: This lease automatically renews on a monthto-month basis unless Landlord or Tenant provides the other party written notice of termination as provided in Paragraph 4A. Oral notice of termination is not sufficient under any circumstances. Time is of the essence for providing notice of termination (strict compliance with dates by which notice must be provided is required). The date on which rent is due does not apply to the requirement for providing written notice of termination. Paragraph 4B applies only if the lease renews on a month-to-month basis. If a box is not checked under Paragraph 4A, Paragraph 4A(1) will apply. If a box is not checked under Paragraph 4B, Paragraph 4B(1) will apply.
 - A. This lease automatically renews on a month-to-month basis unless Landlord or Tenant provides the other party written notice of termination not less than: (Check only one box.)
 - (1) 30 days before the Expiration Date.

T Exas A Ssociation Of R Ealtors Commercial Contract

RC Schank

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