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AANC APARTMENT ASSOCIATION OF NORTH CAROLINA
RESIDENTIAL LEASE AGREEMENT

1. SUMMARY OF KEY TERMS OF THIS LEASE AGREEMENT
("Agreement"). The following information ("Paragraph 1" and subparts) provided strictly for informational purposes and is intended to be construed consistently with the other terms and conditions of this Agreement.

(A) PARTIES:
Name of LESSOR (Owner): _____
Address of Lessor: _____
All sums paid to Lessor by Lessee(s) shall be made payable to (if different than name of LESSOR): _____
Name(s) of LESSEE(S) - Full Legal Name(s):
1. _____
2. _____
3. _____
4. _____
If this Agreement is executed by more than one Lessee, each Lessee shall be jointly and severally liable (i.e., each Lessee will be fully responsible) for compliance of all the terms and conditions contained in this Agreement.

AUTHORIZED OCCUPANTS (Check box for those with key access):
Name Age

For the remainder of this Agreement, Lessor may also be referred to as "We" or "Us" or in the possessive form as "Our" or "Ours." Lessee(s) may be referred to as "You," "Yourself," or "Yourself(s)," or in the possessive form as "Your" or "Yours." You shall be responsible for the acts of Your Authorized Occupants.

(B) ADDRESS & TERM:
ADDRESS OF LEASED PROPERTY (unit, street, city, state, zip code): _____
DETACHED STORAGE/GARAGE UNIT YES NO Unit No. _____
In consideration of the promises and agreements contained in this Agreement, We agree to lease to You the above-described real property, together with any detached storage area or detached garage if any, the construction of which shall hereinafter be collectively referred to in this Agreement as the "HOME." You agree that Your rental of the Home does NOT grant You the right to use any Common Area facility. See Paragraph 8 for more details.

BEGINNING DATE OF LEASE TERM: _____
ENDING DATE OF LEASE TERM: _____

(C) UTILITIES:
UTILITIES & SERVICES TO BE PAID BY US (only if checked by Us):
 ELECTRICITY GAS INTERNET SEWER
 GARBAGE CABLE TV TELEPHONE WATER
You understand and agree that all utilities not checked will be paid by You. See Paragraph 36 for additional information. Your Initials: _____
ARE WATER/SEWER SERVICES SUBMETERED? YES NO
If Yes, Type of Submetering: ALL WATER HOT WATER ONLY
If water and/or sewer services are submetered, You shall receive, and You agree that You shall pay, monthly bills received from Us (as provided) or from Our billing agent related to Your usage of water and/or sewerage services at the Home. See Paragraph 37 of this Agreement for more details regarding submetering.
Name and address of Our water/sewer services billing agent ("Agent"): _____

(D) LIABILITY AND CONTENTS INSURANCE POLICIES:
You ARE ARE NOT required to have liability insurance coverage.
You ARE ARE NOT required to have contents insurance coverage.
Minimum Liability Insurance Coverage: \$ _____
Minimum Contents Insurance Coverage: \$ _____
We are not responsible for any damage to Your personal property. See Paragraph 20.
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(E) RENT:
BASE MONTHLY RENT: \$ _____
ADDITIONAL MONTHLY RENTS: \$ _____
(If any, describe form and amount of rents below)
\$ _____
\$ _____
MONTHLY RENT SUBTOTAL: \$ _____
Monthly Discount? Yes No
If Yes, see discount per Paragraph: _____
TOTAL MONTHLY RENT: \$ _____
(Equal to Base Monthly Rent Plus Additional Monthly Rents Minus Discounts, if any.)
PRORATED RENT FOR FIRST MONTH OF LEASE TERM: \$ _____
(Equal to Total Monthly Rent divided by total number of calendar days in 1st month of term multiplied by number of calendar days remaining in 1st month of term.)
LATE FEES: \$ _____
(Equal to 5% of the Total Monthly Rent, if rent paid after 5th of month; if rent is submitted by a government entity, Late Fees will be \$15.00 or 5% of the Resident's share of the monthly rent, whichever is higher.)
ONE-TIME DISCOUNT/PROMOTIONS? Yes No
(If any, describe type and amount below)
\$ _____
\$ _____

(F) REFUNDABLE DEPOSITS:
SECURITY DEPOSIT: \$ _____
PET DEPOSITS:
Amount per pet: \$ _____
TOTAL OF PET DEPOSITS: \$ _____
ADDITIONAL DEPOSIT (if any, describe below): \$ _____
TOTAL OF ALL DEPOSITS: \$ _____
Name and Address of Financial Institution Where Deposits Are Held: _____

(G) MISCELLANEOUS FEES/CHARGES:
COMPLAINT FILING FEE (see Paragraph 38(F)): \$ _____
COURT APPEARANCE FEE (see Paragraph 38(F)): \$ _____
SECOND TRIAL FEE (see Paragraph 38(F)): \$ _____
CHANGE OF LOCKS/KEYS (per set): \$ _____
PET FEES (per pet): \$ _____
ANNUAL RATE OF INTEREST, if any (see Paragraph 38(G)): _____ %
OTHER FEES/CHARGES (describe below): \$ _____
\$ _____

(H) SMOKE-FREE HOUSING:
You understand and agree that the Home IS IS NOT designated as a smoke-free unit. See Paragraph 15(C) for more details.

(I) ASSUMPTION OF RISK & WAIVER OF ACKNOWLEDGEMENT:
By Your act of entering below, You acknowledge that You have read, understood, and fully agreed to Paragraph 16 of this Agreement.
Your Initials: _____

2. LEASE TERM, RENT, AND DISCOUNTS.
A. Term of Agreement: The initial rental term ("initial rental term") of this Agreement shall begin and end on the dates set forth in Paragraph 1(B). At the end of the initial rental term, this Agreement shall be automatically renewed on a month-to-month basis under the same terms and conditions unless ONE of the following events occurs:
(1) You or We provide the other with a written notice of termination at least _____ days prior to the end of the initial rental term or at least _____ days prior to the end of any month-to-month term, OR
(2) We provide You with a written notice at least _____ days prior to the end

FIVE DAY NOTICE TO QUIT

STATE OF ILLINOIS

COUNTY OF _____

To: _____

YOU ARE NOTIFIED that there is now due the undersigned Landlord, the sum of _____ as rent for the premises situated in the City of _____ and County of _____, Illinois and described as follows:

The property at _____ Unit Number _____, City of _____, Illinois, together with all buildings, sheds, closets, out-buildings, garages, barns, and other structures used in connection with said premises.

Payment of the sum due has been and is demanded of you and UNLESS PAYMENT IS MADE ON OR BEFORE THE EXPIRATION OF FIVE DAYS AFTER THE SERVICE OF THIS NOTICE, YOUR LEASE OF THE PREMISES WILL BE TERMINATED FIVE DAYS AFTER SERVICE OF THIS NOTICE.

ONLY FULL PAYMENT of the rent demanded in this notice will waive the Landlord's right to terminate the lease under this Notice, unless the Landlord agrees in writing to continue the lease in exchange for receiving partial payment.

Dated _____, 20____.

LANDLORD OR LANDLORD'S AGENT

AFFIDAVIT OF SERVICE

I, _____, being duly sworn, on oath deposes and says that on the _____ day of _____, 20____ (s)he served the within Notice on the tenant named therein by delivering a copy thereof to _____ at _____.

(signature of person delivering notice)

SUBSCRIBED and SWORN to before me this _____ day of _____, 20____.

NOTARY PUBLIC

FARM LEASE AGREEMENT

This form should be used as a guide. Any items in this lease which do not apply can be deleted when the agreement is executed. Each party should retain a copy of the lease. *This lease agreement guide is not intended to replace legal advice about the execution of a farm lease agreement. If the user desires legal advice about any provision in this agreement, the assistance of a competent legal professional should be sought.* For assistance in establishing rental rates and other leasing considerations see Publication 1597. This publication is available at the County Agricultural Extension Service office.

A. NAMES OF PARTIES AND DESCRIPTION OF PROPERTY

This lease is entered into this _____ day of _____, (year) _____, between _____, landowner, of _____ (address) and _____, tenant of _____ (address) hereinafter called the landowner and tenant respectively. Under the terms and conditions that follow, the landowner hereby leases to the tenant a farm to use for agricultural purposes of approximately _____ acres, situated in _____ County, Tennessee, commonly known as or described as follows:

B. TERM OF LEASE

The term of this lease shall be from _____, (year), _____ to _____ (year) _____, and the tenant shall surrender possession at the end of the term or at the end of any extension thereof. Extensions must be placed in writing on this lease, and both parties agree that failure to execute an extension at least _____ months before the end of the current term shall be constructive notice of an intent to allow the lease to expire. Amendments and alterations to this lease may be made in writing in the space provided on the back of this form at any time by mutual agreement. In the event of failure to agree on a proposed alteration, the existing provisions of the lease shall control operations.

C. RENTAL RATES AND ARRANGEMENTS (Select appropriate option)

Option 1. Cash Rent

a. As rent or partial rent for the farm, the tenant agrees to pay the total sum of _____ dollars (\$ _____) per year. This represents acres and rates per acre as stated in the table below.

| CROP | ACRES | RENT/ACRE \$ | TOTAL \$ |
|--------------|-------|--------------|----------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| TOTAL | | | |

LEASE AGREEMENT

• must be completed in ink or typewritten
 • all signatures must be in ink
 • if applying to register lease a separate form must be completed

If you want to register this lease please forward (with appropriate fee) to:
 Canadian Livestock Records
 2417 Holly Lane, Ottawa, ON K1V 0M7

Breed: _____ Sex: _____

I hereby certify that I leased or loaned the animal named: _____ Registration No: _____

TO: (Name of Lessee) _____ ID Number: _____

Address: _____ Prov. _____
 Postal Code: _____

Under the following conditions:

FROM THE _____ (day) of _____ (mo) _____ (year) TO THE _____ (day) of _____ (mo) _____ (year)

Name of Lessor: _____ ID Number: _____

Address: _____ Prov. _____
 Postal Code: _____

X _____ Date: _____

Signature of Lessor or authorized representative. Partnership or company signatures must be countersigned by the person authorized to sign.

SAMPLE LEASE OR RENTAL AGREEMENT

By this agreement made at _____, PA on the _____ day of _____, 20____, the Landlord _____ and the Tenant _____ agree as follows:

1. PROPERTY

The landlord hereby leases to Tenant for the term of this agreement

a. the property located at:

 No. Street Name Unit No.

 City State Zip
 and

b. the following furniture and appliances on that property:

2. TERM

The term of this lease is for _____, beginning on _____, and ending on _____. At the expiration of said term, the lease will automatically be renewed for a period of one month unless either party notifies the other of its intention to terminate the lease at least one month before its expiration date.

(or)

At the expiration of said term, the lease will expire unless the tenant gives a written notice at least 15 days before the termination date of the lease. Thereafter, the lease will automatically be renewed for periods of one month until either party notifies the other of its intention to terminate the lease. The notice of termination will be in writing and will be effective on the next rental date no less than 30 days after the date of the notice.

3. RENT

Tenant agrees to pay rent in the amount of _____ per month, each payment due on the _____ day of each month and to be made at:

Address City State Zip

