

# RENTAL LEASE

Check here if there are attachments to this lease.  
Read all agreements BEFORE SIGNING.  
Sign all attachments.

This lease form is provided to participants in the University of Michigan Off-Campus Housing Program. Parties to this lease are encouraged to bring questions and concerns regarding this lease form to the attention of the Housing Information Office.

This lease is made on \_\_\_\_\_ day of \_\_\_\_\_ between \_\_\_\_\_ (Landlord),

(Landlord's address/phone number for Tenant communication purposes. Additional contact information may be available in the Housing Information Office),

and \_\_\_\_\_ (Tenant(s)).

**AGREEMENTS:** By signing this rental agreement, the Landlord and Tenant(s) agree to the following terms:

**1. DESCRIPTION OF PREMISES AND TERM:** The Landlord agrees to rent to the Tenant(s) the dwelling located at:

Address Apartment Number City Zip

for a term beginning at 12:00 noon on \_\_\_\_\_ and ending at 12:00 noon on \_\_\_\_\_.

**2. RENTAL RATE:** The Tenant(s) agrees to pay the Landlord or his agent for the above rental term the total sum of \$ \_\_\_\_\_ in periodic installments as follows:

**3. OCCUPANCY LEVEL:** Occupancy shall be no more than allowed by applicable housing codes and zoning ordinances and shall be limited to the persons who have signed this lease or acquired legal rights of occupancy under it, and at the above rental rate shall be limited to not more than \_\_\_\_\_ person(s). Number of legal bedrooms \_\_\_\_\_.

**4. LATE FEES:** In the event that rent payments are not made in full when due, a \_\_\_\_\_ charge may be assessed. Tenants will be notified immediately of each late charge assessed; if so notified, late charge will be due with the late rent. Late charges are agreed to be additional rent, and may be withheld from the security deposit.

**5. PARKING (Optional):** \_\_\_\_\_ parking space(s) is/are provided with this lease (strike one) at no additional charge / at a charge of \_\_\_\_\_ per month.

**6. UTILITIES:** Landlord shall furnish \_\_\_\_\_  
All other utilities shall be furnished by the Tenant(s). If in a multi-unit building, Tenant(s) shall not be responsible for utilities to common areas or to other units and shall pay only for utilities consumed by, metered to, and billed exclusively to Tenant(s) own unit unless otherwise noted here: \_\_\_\_\_.

**7. FURNISHINGS:** This dwelling unit is rented as (strike one) furnished / unfurnished. The term "unfurnished" shall mean that the Landlord will provide a stove and refrigerator unless otherwise specified here: \_\_\_\_\_.

**8. PETS:** Pets (strike one) are / are not allowed. There will be: (strike one) no extra fee / a non-refundable pet fee \_\_\_\_\_. Whether or not pets are allowed and whether or not an extra fee is collected, any Tenant(s) keeping a pet agrees to be responsible for the total cost of all expenses incurred by Landlord associated with the keeping of the pet.

**9. OBLIGATION OF CO-TENANTS:** Each Tenant under this lease is (strike one; circle option chosen) (a) jointly and severally (b) individually liable to the Landlord for the rent due. If jointly and severally liable to the Landlord, each Tenant may be held responsible for the total amount of rent due for the dwelling. This means that if any Tenant fails to pay rent, any one of the other Tenants or any number of the other Tenants may be held liable by the Landlord for the missing and unpaid rent. The defaulting Tenant, however, may remain liable to the other Tenant(s) for the unpaid rent.

If individually liable to the Landlord, each Tenant and/or his co-signer may be held responsible only for his/her share of the total rent. If the individually liable option is chosen, Tenants and Landlord must attach to each copy of the lease an addendum, signed by all parties, including any required co-signers, that clearly indicates the monthly rent to be paid by each of the Tenants. If the individual liability option is not clearly indicated as the chosen option above and/or if there is not an addendum detailing each Tenant's rent share signed by all Tenants and Landlord, there shall be joint and several liability of the Tenants to the Landlord.

**10. SECURITY DEPOSIT:** Tenant(s) agrees to pay the Landlord the sum of \$ \_\_\_\_\_ (not to exceed 1 1/2 month's rent equivalent) as security/damage deposit on or before \_\_\_\_\_ (strike one) and/or transfer \_\_\_\_\_ from previous lease as a condition of giving possession to Tenant(s). In no case is Landlord obligated to apply this deposit to rent or other charges in arrears. If damage caused by the Tenant(s) exceeds the amount on deposit, Tenant(s) agrees to pay for such upon receipt of notice of damage and the damage costs provided that there are no judicial or mediation questions involved. The (strike one) Security Deposit / Surety Bond will be held at:

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Optional: If all payments are made when due, \_\_\_\_\_ bonus will be paid on the security deposit.

**RETURN OF SECURITY DEPOSIT:** If only one person signs this lease as Tenant, Landlord shall return the security deposit in a check or money order payable to that person. If more than one person signs this lease, Landlord and Tenants agree that the security deposit shall be returned as follows:

**Option 1:** The security deposit shall be returned in a check or money order payable to one person, chosen by Tenants, who shall act as agent of all other persons who have signed this lease or acquired legal rights of occupancy under it, in dividing the security deposit according to any shares the Tenants have agreed upon, and in remitting those shares to each person. Landlord shall not be responsible for the proper division of shares in the security deposit, nor for the assessment of individual liability for any charges against the security deposit made by Landlord, which shall be matters solely for the Tenants to agree upon.

The person named to act as agent for the return of the security deposit shall be \_\_\_\_\_. If this person cannot be reached to effect the return of the security deposit, then the security deposit will be returned as provided in Option 3.

**Option 2:** The security deposit will be returned in checks or money orders to each Tenant signing this lease in equal proportions. Landlord shall not be responsible for the assessment of individual liability for any charges against the security deposit. If any person signing this lease cannot be reached to effect the return of the security deposit, then the security deposit will be returned as provided in Option 3.

**Option 3:** The security deposit will be returned to one person signing this lease, in a check or money order jointly payable to all Tenants signing this lease. Landlord and Tenants agree to follow the procedure set out in Option # \_\_\_\_\_ to effect the return of the security deposit.

**OPTIONAL:** Tenant(s) may provide the legally required forwarding address on this lease before signing. Landlord and Tenant agree that providing this address(es) on the lease will absolve the Tenant of the requirement to provide forwarding address within 4 days of moving out of the apartment, and that this address(es) will be used for the return of the security deposit. Any address provided on this lease may be revoked or substituted at any time by Tenant through written communication to Landlord. If address is revoked and no substitute is provided, Tenant will comply with the requirement to notify Landlord of forwarding address within 4 days of moving out. Address(es), as needed for compliance with chosen Option # \_\_\_\_\_ of 10 above, is/are:

**SIGNATURES (Read agreements on reverse side before signing):**

\_\_\_\_\_  
Landlord/Date

\_\_\_\_\_  
Tenant/Date

\_\_\_\_\_  
Tenant/Date

\_\_\_\_\_  
Tenant/Date

\_\_\_\_\_  
Tenant/Date

The undersigned assume the obligation for payment of all monies owing under this lease, in accordance with #9 above, as demonstrated by their signatures: (If tenants are jointly and severally liable, then co-signers shall have the same obligation unless otherwise specified in writing.)

\_\_\_\_\_  
Co-signer

\_\_\_\_\_  
Co-signer

\_\_\_\_\_  
Co-signer

(Use this area for further explanations) \_\_\_\_\_



