

North Carolina Lease Agreement

This **Lease Agreement** (this "**Agreement**") is made and executed by and between _____ (hereinafter referred to as "**Landlord**"); and _____ (hereinafter referred to as "**Tenant**"); both together shall be deemed as "**Parties**".

WHEREAS the Landlord leases the property to the Tenant which address is located at _____ ,
for the purpose of _____ .

WHEREAS the Parties agree that the lease shall take effect on _____ , by which the Tenant may move in.

NOW, THEREFORE, the Parties herein agree to the terms as follows:

Rent. The rent amount agreed by the Parties is _____ , with the agreed payment term by which the tenant shall make the payment on the same day of the commencement of this agreement on monthly basis.

Security Deposit. An amount of _____ shall be paid by the Tenant to the Landlord as a security deposit. The Security Deposit shall be kept in the possession of the Landlord until the termination of the Lease. Any remaining amount if touched, or the whole amount if untouched shall be returned to the Tenant 30 days after the expiration of the lease term.

The Property. The Landlord declares that any and all information regarding the property, the possible and all defects have been disclosed to the Tenant, to the best of the Landlord's knowledge prior to the execution of this Agreement.

Furnishings and Appliances. Any furnishings and appliances shall be maintained and taken cared, and repaired by the Tenant.

Utilities. The payment of utilities shall be made by the Tenant. Within the period of this Agreement, any failure to payment of bills shall solely be the Tenant's responsibility.

Entry and Inspection. Landlord shall be required to notify the Tenant _____ days prior to making the inspection to the premises. The inspections to be carried out cannot affect the Tenant's daily life. The tenant may refuse frequent recurring inspections.

Maintenance and Repairs. The Tenant shall be responsible for the maintenance and care of the property. Any ordinary wear and tear shall be notified to the Landlord. Any damage due to negligence or willful act of the Tenant shall be assumed by the tenant. Any damage due to fortuitous events will be assumed by the Landlord.

Privacy. The Landlord shall respect the privacy of the Tenant at all times. Tenant likewise understands that the State and local laws on noise ordinances and shall not make any nuisance that shall disrupt the neighborhood.

Late Payment. A penalty of _____ % interest from the total amount of rent shall be demanded from the tenant in case of payment delays.

Subletting. Subletting is _____.

Hazardous Materials. Tenant agrees that hazardous materials are not allowed to be kept within and around the premises that may endanger the safety of the premises and/or of the residents nearby.

Disputes and Governing Law. Any dispute arising from or in connection with this Agreement shall be resolved by _____. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

Termination. Each party may terminate this agreement by giving notice 30 days prior to the effectivity of termination and/or vacating of premises.

Non-waiver. Any waiver of any party shall not be considered unless such a waiver has been expressly made in writing and signed by the party.

Separability Clause. Any invalidity found in this Agreement by a competent court shall only affect the said provision, but the rest shall remain effective and enforceable.

Counterparts. This agreement may form in multiple electronic counterparts which may be executed by the parties separately, however, when combined shall be considered to be one and the same contract.

Modifications. This Agreement may only be considered to have been modified, changed, amended if the parties express the said modifications in writing and signed by the parties hereto.

Notices. Any notice, demand, request, or communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been properly given if delivered in person, or sent by registered or certified mail, postage prepaid. Notices shall be addressed as follows:

Landlord

Tenant

IN WITNESS WHEREOF, the Parties hereunto have set their hands and signed this agreement on this _____ day of _____, _____.

Landlord

Tenant

Name

Name

Date

Date

Signature

Signature



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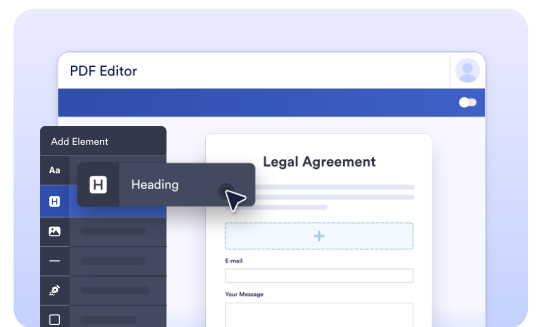
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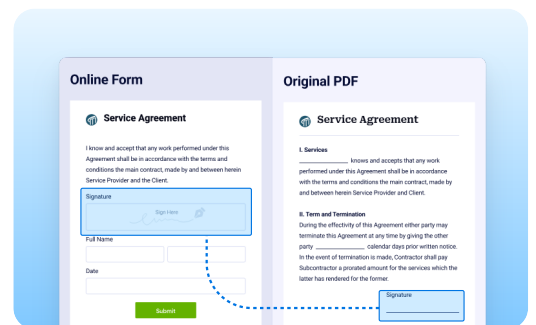
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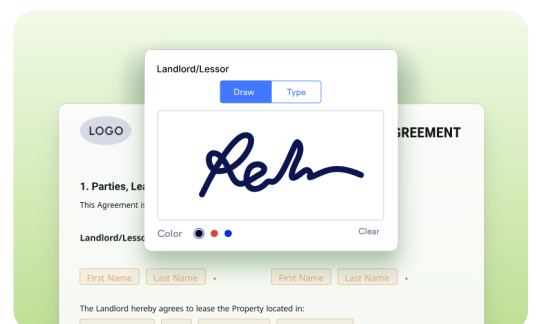
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