

DORMITORY LEASE AGREEMENT

THIS AGREEMENT made effective as of the ____ day of _____, _____.

BETWEEN:

LANDLORD: [NAME OF LANDLORD]
[address]
[phone]

RESIDENT: [NAME OF RESIDENT]
[address]
[phone]

CO-SIGNOR: [NAME OF CO-SIGNOR]
[address]
[phone]

1. **Leased Premises:** Landlord does hereby let and lease to the Resident the following premises in [city], [state/province]:

[room number and street address of dormitory building] (the "Premises");

furnished and in good and clean condition, to be used solely as a residence, for and during the term of two (2) semesters, as follows:

from and including the first day of the first semester, being *[set out start date]* (the "commencement date")
to _____ p.m. on the last day of the second semester, being *[set out the termination date]* (the "termination date")

Landlord will also provide all electricity, water, sewer, cable and trash pick-up.

Resident understands and agrees that the obligation to pay rent hereunder is for the entire term of this Lease. If Resident vacates early or if Landlord terminates this Lease as hereinafter provided, it is understood and agreed that Resident shall still be obligated to pay rent until the termination date.

2. **Rent Payments:** Resident agrees to pay Landlord in advance as rent for the above described Premises, the full sum of **[TOTAL AMOUNT OF RENT IN WORDS] DOLLARS (\$###.##)** per person, payable in ____ equal installments of \$###.## on *[list dates on which rent is to be paid - if monthly set out the date in each month, e.g. the ____ day of each month from and including [month], [year] to and including [month], [year]]*.

[if rent includes parking charges, itemize the amounts, e.g.:

Rent payments are calculated as follows:

Room and Board	\$###.##
Parking	\$###.##
[other - describe]	\$###.##
TOTAL:	\$###.##]

All rent payments shall be made by check, money order or certificate check payable to [NAME OF LANDLORD] and mailed to [address of Landlord], or personally delivered to [name of house parent or resident assistant] at the dormitory address. Resident will be assessed a late fee of \$###.## per day for any rent payment not received on the due date for such payment, until such date as the rent payment is made in full.