

## DORMITORY LEASE AGREEMENT (NEW YORK)

**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:** Witnesseth that Landlord has agreed to let and does hereby let to the Resident and that Resident has agreed to take and does hereby take from Landlord a [double / single] room located in the following property:

*[name and street address of building]* (the "Premises");

[furnished / unfurnished] and in good and clean condition, to be used solely as a residence, for and during the term of the \_\_\_\_\_ school year beginning on or about *[insert start date]* (the "commencement date") and ending on or about *[insert end date]* (the "termination date").

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

2. **Rent Payments:** Resident agrees to pay Landlord as rent for the above described Premises, the full sum of **[TOTAL AMOUNT OF RENT IN WORDS] DOLLARS (\$###.##)** for the above noted school year, payment to be made in \_\_\_\_\_ equal installments of \$###.## each. The first installment is payable in advance by no later than *[insert date]*. The remaining payment(s) must be made in accordance with the following schedule:

*[list payments & dates by which each payment must be made]*

Failure to pay rent installments on time could result in the termination of this Lease, upon twenty-four (24) hour notice.

Resident and Co-Signor understand and agree 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 and Co-Signor shall still remain jointly and severally obligated to pay rent until the termination date.

3. **Deposit:** Upon execution of this Lease, Resident shall pay to Landlord a deposit of \$###.## for the full and faithful performance by Resident of the terms and conditions to be performed by Resident hereunder, which said sum shall be returned to Resident after the expiration of the Term of this Lease, provided Resident has fully and faithfully performed all of its obligations under this Lease and the House Rules, and all amounts owing hereunder have been paid in full. Any fines against Resident or actual costs of repairs for damage will be deducted from the deposit. The landlord may use the security deposit: (i) as reimbursement for the reasonable cost of repairs beyond normal wear and tear, if the tenant damages the property, or (ii) as reimbursement for any unpaid rent.

Regardless of the number of rental units in the property, landlords must treat the deposits as trust funds belonging to their tenants and may not co-mingle deposits with their own funds. Landlords of buildings with 6 or more apartments must put all security deposits in New York bank accounts earning interest at the prevailing rate, and must notify the tenants in writing of the bank's name and address and the