

LEASE AGREEMENT

This is an agreement to let property according to the terms specified below. The lessor agrees to let and the tenant agrees to take the premises described below. Both parties agree to keep, perform and fulfill the promises, conditions and agreements below:

1. The lessor acting for the owner is: _____

2. The tenant is: _____

The guarantor for the tenant is: _____

3. The location of the premises is: 42 Leopardstown Drive, Co Dublin, 1 double room plus shared use of remainder of house.

The term of this lease is 4 months from 1/5/2019 to 31/8/2019.

4. The rent is €700 per month (€600 for rent and €100 towards utilities), payable in advance on the first day of each month. The rent is payable to Louise Morrison at the above address (bank details to be provided).

5. The lease agreement will terminate on 31/8/2019. There shall be no holding over under the terms of this lease agreement under any circumstances.

6. The charges for utilities are as item 4 above.

7. The tenant agrees to surrender and deliver to the lessor the premises and all furniture and decorations within the premises in as good a condition as they were at the beginning of the term, reasonable wear and tear excepted. The tenant will be liable to the lessor for any damages occurring to the premises or the contents thereof or to the building which are done by the tenant or his/her guests.

8. Tenant agrees to pay to lessor a deposit of €700 to cover damages and cleaning. Lessor agrees that if the premises and contents thereof are returned to him/her in the same condition as when received by the tenant, reasonable wear and tear thereof excepted, (s)he will refund to the subtenant €700 at the end of the term, or within 30 days thereafter. Any reason for retaining a portion of the deposit shall be explained in writing within 30 days to the tenant. Should the property be left in a state of disrepair or damage that is not reasonably covered by the €700 deposit then the tenant shall be liable for any reasonable excess costs to be paid to the lessor.

The guarantor for the tenant agrees to accept the liabilities of the tenant in the case that the tenant defaults on any / all of these liabilities including payment of rent.

9. At the time of taking possession of the premises by the tenant, the lessor will provide the tenant with an inventory form within three (3) days of taking possession.

10. The tenant may not use the property for any of the following: Parties of more than 4 guests.

11. The tenant agrees shall not bring into the property, and/or allow others to bring into the property, pets, illegal substances or goods other than those of a personal nature.

12. The property shall not be used for any other use other than that of residential living and no activities of a business nature shall be carried out from the property.

13. In the event of any legal action concerning this lease, the losing party shall pay to the prevailing party reasonable legal fees and court costs to be fixed by the court wherein such judgment shall be entered.

14. This lease constitutes the sole agreement between the parties, and no additions, deletions or modifications may be accomplished without the written consent of both parties.

15. The words "lessor", "guarantor" and "tenant" as used herein include the plural as well as the singular; no regard for gender is intended by the language in this sublease.

16. Each signatory to this lease acknowledges receipt of an executed copy thereof.

17. This lease is not binding upon either party unless approved by the owner's representative as provided below.

18. The parties hereby bind themselves to this agreement by their signatures affixed below on (date) _____.

	LESSOR	TENANT	GUARANTOR
Name	_____	_____	_____
Signature	_____	_____	_____
Address	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

I hereby give my consent to letting of the above-described premises as set out in this lease agreement.

Date: _____

Owner's Representative ___Paul Morrison___ and signature _____

INVENTORY CHECKLIST ATTACHED: Yes No (Delete as applicable)