



68 **PETS** No pets shall be allowed on the premises at any time. However, this provision shall not preclude Lessor modifying any lease  
69 to allow pets by mutual written agreement between Lessor and Lessee.

70 \_\_\_\_\_

71 \_\_\_\_\_

72 **SUB LEASE** Lessee is not permitted to sublet or grant use or possession of the leased premises without the written consent of  
73 Lessor and then only in accordance with the terms of this lease. Any expense associated with subleasing the premises shall be paid  
74 by \_\_\_\_\_

75 \_\_\_\_\_

76 **DEFAULT, ABANDONMENT OR EVICTION** Should the Lessee fail to pay the rent or any other charges arising under this  
77 lease promptly as stipulated or should premises be abandoned by Lessee (it being agreed that an absence of Lessee from the leased  
78 premises for five consecutive days after rentals have become delinquent shall create a conclusive presumption of abandonment) or  
79 should Lessee begin to remove furniture or any substantial portion of Lessee's personal property to the detriment of Lessors lien, or  
80 should voluntary or involuntary bankruptcy proceedings be commenced by or against Lessee, or should Lessee make an assignment  
81 for the benefit of creditors, then in any of said events, Lessee shall be in default and the rental of the whole of the unexpired term of  
82 this lease, together with any attorney's fees, and all other expenses shall immediately become due. Lessor may proceed one or more  
83 times for past due installments without prejudging his rights to proceed later for the rent for the remaining term of this lease.

84 Similarly, in the event of any such default, Lessor retains the option to cancel this lease and obtain possession of the premises in  
85 accordance with the provisions of Article 4701, et. seq. of the Louisiana Code of Civil Procedure. In the event of such cancellation  
86 and eviction, Lessee is obligated to pay any and all rent and expenses due and owing through the day said premises are re-rented or  
87 this lease expires, whichever is sooner. Lessee is obligated to pay any collection and eviction costs and attorney's fees. In the event  
88 the premises are abandoned as defined above, Lessee grants to Lessor the right to dispose of belongings remaining in the premises  
89 in any manner Lessor chooses without any responsibility or liability to Lessee for any loss which Lessee may sustain from said  
90 disposition. Lessee shall be responsible for any cost incurred by removal of these belongings.

91 \_\_\_\_\_

92 **OTHER VIOLATIONS, NUISANCE** Should the Lessee at any time violate any of the conditions of this lease, other than the  
93 conditions provided in the immediately preceding paragraphs under the heading "Default, Abandonment, or Eviction" or should the  
94 Lessee discontinue the use of the premises for the purposes for which they are rented or fail to maintain a standard behavior  
95 consistent with the consideration necessary to provide reasonable safety, peace and quiet to others, such as but not limited to,  
96 being boisterous or disorderly, creating undue noise, disturbance or nuisance of any nature or knowingly engaging in any unlawful  
97 or immoral activities, or failure to abide by any Rules and Regulations, and should such violation continue for a period of five days  
98 after written notice has been given Lessee (such notice may be posted on Lessee's door) or should such violation again occur after  
99 written notice to cease and desist from such activity or disturbance, then, Lessee shall be in default and Lessor shall have the right  
100 to demand the rent for the whole unexpired term of this lease which at once becomes due and payable or to immediately cancel  
101 this lease and obtain possession of the premises in accordance with the provisions of Article 4701, et. seq. of Louisiana Code of  
102 Civil Procedure, or to exercise any further rights granted by this lease or available by law.

103 \_\_\_\_\_

104 **RULES & REGULATIONS** Lessee acknowledges receipt of a copy of and agrees to comply with the Rules and Regulations.  
105 Lessee agrees to comply with any additions and/or modifications to these Rules & Regulations or with other Rules & Regulations  
106 which may be established, adopted by the Lessor and which may be posted on the leased premises, and/or mailed, and/or delivered  
107 to Lessee.

108 \_\_\_\_\_

109 **CONDITION, REPAIRS, ADDITIONS AND ALTERATIONS OF PREMISES** Lessor warrants that the leased premises are in  
110 good condition. Lessor shall be responsible for the repair of electrical, plumbing, air conditioning and heating system provided the  
111 repair is not caused by misuse or neglect by the Lessee. Lessee agrees to use the same with care, and to perform the usual cleaning  
112 and household maintenance customarily required. Air conditioning and heating filters are the responsibility of Lessee. The running  
113 of the unit with dirty filters is not permitted. Lessee acknowledges that he has been provided the opportunity to inspect the premises  
114 and accepts it in its current condition and agrees to keep it in same condition during the term of this lease at his expense and to  
115 return it to Lessor in the same or better condition at termination of this lease, normal decay, wear and tear excepted. The only  
116 exceptions to this area are repairs/improvements that Lessor specifically agrees to perform on the premises as may be outlined in  
117 the "SPECIAL CONDITIONS" section of this lease.

118 \_\_\_\_\_

119 Lessee shall not make any additions or alterations to the premises without written permission of the Lessor. Lessor or his employees  
120 shall have the right to enter the premises for the purpose of inspection or making repairs necessary for preservation of the property.  
121 Any additions or alterations made to the property by the Lessee shall become the property of the Lessor at the termination of this  
122 lease unless otherwise stipulated herein. Lessee expressly waives all right to compensation for any additions or alterations made to  
123 the premises. The Lessor, at his option, may require the premises to be returned to its original condition at Lessee's expense.

124 \_\_\_\_\_

125 **OCCUPANCY** Should Lessor be unable to provide occupancy on the date of the beginning of this lease due to causes beyond  
126 control of Lessor, this lease shall not be affected thereby, but Lessee shall owe rent beginning only with the day on which he can  
127 obtain possession. Lessee shall not be entitled to any damages beyond the remission of rent for such term during which he is  
128 deprived of possession. Should Lessor be unable to provide occupancy within 10 calendar days from the commencement of this  
129 lease as stipulated herein, the Lessee shall have the option of terminating this lease by giving written notice to Lessor.

130 \_\_\_\_\_

131 Should the property be destroyed or materially damaged so as to render it wholly unfit for occupancy by fire or other unforeseen  
132 event not due to any fault or neglect of Lessee, then Lessee shall be entitled to a refund of any prepaid rents for the unexpired term  
133 of the lease. However, Lessee shall not be entitled to a reduction of the monthly rent or cancellation of this lease because of a  
134 temporary failure of utilities, heat, air conditioning or temporary closing of swimming pool and/or a reasonable delay in completing  
135 agreed to improvements to the premises as specified in the "SPECIAL CONDITIONS" section of this lease.

136 \_\_\_\_\_

137 **SURRENDER OF PREMISES** At the expiration of this lease, or its termination for other causes, Lessee is obligated to immediately  
138 surrender possession, and should Lessee fail to do so, he consents to pay any and all damages, but in no case less than five times the  
139 rent per day, plus attorney's fees, and other related costs.

140 \_\_\_\_\_

141 **LIABILITY** If any employee or representative of Lessor renders any services (such as parking, washing or delivering automobiles,  
142 handling of furniture or other articles, cleaning the rented premises, package delivery, or any other service) for or at the request of  
143 Lessee, his family, employees or guests, then, for the purpose of such service, such employees shall be deemed the servant of Lessee,  
144 regardless of whether or not payment is arranged for such service, and Lessee agrees to release Lessor and his agents and/or  
145 representatives and to hold them harmless of any and all liability arising therefrom.

146 \_\_\_\_\_

147 Neither Lessor nor his agents and/or representatives shall be liable to Lessee, or to Lessee's employees, patrons and visitors, or to  
148 any other person for any damage to person or property caused by any act, omission or neglect of Lessee or any other tenant of said  
149 leased premises and Lessee agrees to defend, indemnify and hold Lessor, his agents and/or representatives harmless from all claims  
150 for any such damage, whether the injury occurs on or off leased premises.

152 Lessee hereby releases and holds Lessor, his agents and/or representatives harmless and agrees to defend and indemnify Lessor  
153 from any damage or injury to persons or property caused as a result of the use of the swimming pool by Lessee or any persons  
154 making use of said through the use, permission or consent of Lessee.

155

156 Lessee assumes responsibility for the condition of the premises. Lessor is not responsible for damage caused by leaks in the roof,  
157 bursting of pipes by freezing or otherwise, or any vices or defects of the leased property, or the consequences thereof, except in  
158 case of positive neglect or failure to take action toward the remedying of such defects within a reasonable amount of time after  
159 receiving written notice of such defects. Should lessee fail to promptly so notify Lessor in writing, of any such defects, Lessee will  
160 become responsible for any damage or claims resulting to Lessor or other parties.

161

162 Lessee understands that neither Lessor, his agents and/or representatives carries Hazard or Flood insurance on Lessee's contents  
163 in leased premises. Lessor is not responsible for damage or loss of Lessee's personal property. Lessor encourages lessee to acquire  
164 adequate insurance to protect themselves and their personal property.

165

166 Lessor and Lessee acknowledge that the return or disposition of Lessee's deposit is a decision made exclusively by the Lessor in  
167 accordance with the applicable rules of the Louisiana Real Estate Commission, the terms and conditions of this lease, and the require-  
168 ments of law. Said parties acknowledge that the Lessor's agent is likewise bound to the applicable rules of the Louisiana Real Estate  
169 Commission and cannot return the deposit, if held by agent, in the absence of mutual written agreement except in accordance with  
170 the rules and regulations of the Louisiana Real Estate Commission. Accordingly, both Lessor and Lessee release and discharge said  
171 agent from any and all liability or responsibility of agent relating to the return of such deposit, except in the event agent breaches  
172 the rules and regulations of the Louisiana Real Estate Commission. Lessee acknowledges that the actions of the agent regarding this  
173 entire lease is made solely and at the direction of the Lessor.

174

175 **SIGNS & ACCESS** Lessor reserves the right to post on the premises "For Sale" signs at any time and "For Rent" signs can be placed  
176 on property \_\_\_\_\_ days prior to expiration of lease. Lessee will also permit Lessor, his agents and/or representatives to have  
177 access to the premises for the purpose of inspection, sale or leasing at reasonable intervals between the hours of 8:00 am to 8:00 pm.  
178 If Lessee refuses request for access, this shall constitute a violation of the lease.

179

180 **ATTORNEYS FEES** Lessee further agrees that if an Attorney is employed to protect the rights of the Lessor hereunder, Lessee will  
181 pay the fee of such attorney. Such fee is hereby fixed at twenty-five (25%) percent of the amount claimed or a minimum of \$300.00  
182 whichever is greater. Lessee further agrees to pay all court costs and sheriff's charges and all other expenses involved.

183

184 **NOTICES** All notices required to be given under the terms of this lease shall be in writing, and if mailed, by certified mail addressed  
185 to Lessee at the herein leased premises or to Lessor at the address appealing in this lease, and such mailing constitutes full proof of  
186 and compliance with the requirement of notice, regardless of whether addressee received such notice or not. Notices may also be  
187 given in writing by hand delivery, or by attaching to door of premises.

188

189 **COMMISSIONS** Lessor, his heirs, successors or assigns, agrees to pay to \_\_\_\_\_ its heirs,  
190 successors or assigns a lump sum cash commission of \_\_\_\_\_ which commission is earned and payable  
191 upon execution of this lease, and a similar commission on any extension or renewal of this lease and also a commission of \_\_\_\_\_  
\_\_\_\_\_ 192 of the negotiated price of any

agreement to sell, exchange or option made with or through Lessee during the term

193 of this lease or any renewal and/or extension thereof or within 180 days after the expiration of this lease or any renewal thereof.

194

195 In consideration of services rendered by agent in negotiating this lease, Lessor hereby agrees that in the event the herein leased  
196 property is sold or transferred during the term of this lease and there are any unpaid commission still due agent, Lessor will pay  
197 same lump sum in cash at the time property is sold or transferred.

198

199 **OTHER CONDITIONS** The failure of Lessor to insist upon the strict performance of the terms, covenants, agreements and  
200 conditions hereby contained, or any of them, shall not constitute or be construed as a waiver or relinquishment of the Lessor's right  
201 thereafter to enforce any such terms, covenant, agreement and condition, but the same shall continue in full force and effect.

202

203 It is understood that the terms "Lessor" and "Lessee" are used in this lease, and they shall include the plural and shall apply to all  
204 persons, both male and female. All obligations of Lessee are joint, several and in solido.

205

206 This lease, whether or not recorded, shall be junior and subordinate to any mortgage hereafter placed by Lessor on the entire  
207 property of which the leased premises forms a part.

208

209 **UTILITIES** Lessee shall maintain all utility services, including water, gas, electricity, phone, garbage collection, and lawn and  
210 garden care, in Lessee's name and shall promptly pay all charges due thereon, during the term of this lease unless otherwise noted.

211

212 **WAIVER OF NOTICE** Upon termination of the right of occupancy for any reason, Lessee hereby expressly waives notice to vacate  
213 premises prior to institution of eviction proceedings in accordance with La. CCP Article 4701 and La. CC Article 2713.

214

215 **MISCELLANEOUS PROVISIONS** No cars to be parked on lawn or walkways. Cars to be parked only in designated areas. No holes  
216 shall be drilled in the walls, woodwork or floors are permitted. No painting or papering of walls is per-  
217 mitted without written consent of Lessor. Lessee shall not allow the cable/phone company to wire the premises for cable without  
218 Lessor's written permission. No waterbeds are allowed. No foil in windows is allowed. Garbage to be placed in designated receptacle.  
219 If no receptacle is provided, garbage is to be placed on curb as prescribed by law in a proper receptacle provided by Lessee.

220

221 Lessee is to furnish Lessor with a list of deficiencies noted by Lessee at the time of occupancy. This is to be held by Lessor in case  
222 of dispute as to move-in condition of property.

223 Property Address:

Date:

224 **SPECIAL CONDITIONS**

225 \_\_\_\_\_  
226 \_\_\_\_\_  
227 \_\_\_\_\_  
228 \_\_\_\_\_  
229 \_\_\_\_\_  
230 \_\_\_\_\_  
231 \_\_\_\_\_

232 **LEAD-BASED PAINT, ASBESTOS, RADON** Lessee is aware that the premises may contain lead based paint, asbestos, or other  
233 toxins which may cause serious injury or death if consumed or ingested into the human body, and lessee acknowledges that the  
234 "Protect Your Family From Lead in Your Home" pamphlet has been called to their attention with respect to notice and information  
235 of lead base paint. Having knowledge of these facts, Lessee agrees to maintain the premises in a reasonably safe condition, to report  
236 to Lessor any condition which may lead to damage or injury because of lead, asbestos or other toxins, and Lessee further agrees to  
237 assume the use and occupancy of the herein leased premises at his own risk and hereby releases Lessor, his agents and/or repre-  
238 sentatives from any claims relating to or sustained as a consequence thereof, and further agrees to hold harmless, defend and in-  
239 demnify Lessor, his agents and/or representatives from any claims made by Lessee, residents of his household or others using the  
240 premises with the consent and permission of Lessee.

241  
242 **LESSOR:** Were there any structures built on this property prior to 1978?  
243  Yes  No  Unknown  
244

245 If **Yes** or **Unknown** is checked, this Residential Lease is submitted with Lessor's Disclosure of Information on Lead-Based Paint and  
246 Lead-Based Paint Hazards Form dated \_\_\_\_\_.

247  
248  
249 LESSEE'S INITIALS                      LESSEE'S INITIALS                      LESSOR'S INITIALS                      LESSOR'S INITIALS  
250

251 **MOLD RELATED HAZARDS NOTICE:** An informational pamphlet regarding common mold related hazards that can affect real  
252 property is available at the EPA website <http://www.epa.gov/iaq/molds/index.html> . By initialing this section, Lessee acknowledges that  
253 the real estate agent has provided Lessee with the EPA website enabling Lessee to obtain information regarding common mold related  
254 hazards.

255  
256 LESSEE'S INITIALS    LESSEE'S INITIALS  
257

258 **SEX OFFENDER AND CHILD PREDATOR REGISTRY NOTICE:** The Louisiana Bureau of Criminal Identification and Information  
259 maintains a State Sex Offender and Child Predator Registry, which is a public access database of the locations of individuals required to  
260 register pursuant to LSA-R.S. 15:540 et seq. Sheriff's Department and Police Departments serving jurisdictions of 450,000 also maintain  
261 such information. The State Sex Offender and Child Predator Registry database can be accessed at [www.lasocpr.lsp.org/socpr/](http://www.lasocpr.lsp.org/socpr/) and contains  
262 address, pictures and conviction records for registered offenders. The database can be serched by zip code, city, Parish or by offender name.  
263 Information is also available by phone at 1-800-858-0551 or 225-925-6100 or mail at P.O. Box 66614, Mail Slip #18, Baton Rouge,  
264 Louisiana 70896. You can also email State Services at [SOCP@dps.state.la.us](mailto:SOCP@dps.state.la.us) for more information.

265  
266 LESSEE'S INITIALS    LESSEE'S INITIALS  
267

268 Time is of the essence. This document and any indicated addendum contain this entire lease. If any part of this lease is or becomes  
269 contrary to law, the remainder of this lease shall be unaffected. Any changes must be agreed upon in writing, and signed by Lessor  
270 and Lessee.

**WE DO BUSINESS IN ACCORDANCE WITH FEDERAL FAIR HOUSING LAWS**

**FACSIMILE SIGNATURES ARE ACCEPTABLE AND BINDING AS ORIGINALS**

**THIS IS A BINDING LEGAL DOCUMENT. READ CAREFULLY BEFORE SIGNING.**

271 **X** \_\_\_\_\_  
272 *Lessee Signature*    *Date*

**X** \_\_\_\_\_  
*Lessor Signature*    *Date*

273  
274

**X** \_\_\_\_\_  
*Lessor Signature*    *Date*

275 **X** \_\_\_\_\_  
276 *Lessee Signature*    *Date*

**X** \_\_\_\_\_  
*Lessor Signature*    *Date*

277  
278  
279 *Agent Name*    *Company*    *Phone #*    *Listing Agent I.D. #*

280  
281  
282 *Agent Name*    *Company*    *Phone #*    *Leasing Agent I.D. #*

283  
284  
285 **FOR REPAIRS/MAINTENANCE CALL:** \_\_\_\_\_  
286    *Name*    *Phone*