

RESIDENTIAL LEASE



The Standard Form (printed 5/08) of:
New Orleans Metropolitan Association of REALTORS®, Inc.
Southern Area District of REALTORS®
Southern Council of REALTORS®

For exclusive use of REALTORS®
REALTORS® should provide this form as an add-
endum to a legal advice. REALTORS® members
assume no responsibility for unmodified use.

Date: _____
(hereinafter referred to as "Lease")

PARTIES
Lessee agrees to:
(hereinafter referred to as "Lease") the following described property:

PREMISES _____ A/C # _____
is _____ for use by Lessee as a private residence only.
_____ (City) _____ (State) _____ (Zip)

TERM This lease is for a term of _____ months commencing on the _____ day of _____
and ending on the last calendar day of _____.

NOTICE TO ANNUAL RENEWAL If Lessee, or Lessee, desires that this lease terminate at the expiration of its term he must give to
the other party to this lease, in writing, _____ days prior to that date. Failure of either party to give this required notice automatically
renews this lease and all of the terms thereof except that the lease will then be on a month-to-month basis.

RENT This lease is made for and in consideration of a monthly rental of _____
dollars payable in advance on or before the 1st day of each month at _____
Lessee agrees to pay Lessee the sum of _____ dollars which is

prepaid rent for the period _____, this _____ If rent is paid by the _____
of the month, Lessee shall be entitled to a deduction of _____ dollars per month, or a net rental of _____ of the month
dollars per month provided, however, that if the rent due is not received by the _____
Lessee shall be considered delinquent. If Lessee pays by check and said check is not honored on presentation for any reason
whatsoever, Lessee agrees to pay an additional sum of _____ as a penalty. This penalty provision is not to be
considered a waiver or relinquishment of any of the other rights or remedies of Lessee. At Lessee's discretion after receipt of
NOR checks, Lessee may require all future payments in the form of money orders or certified funds. Lessee shall give written notice
to Lessee of this requirement.

SECURITY DEPOSIT Upon execution of this lease, Lessee agrees to deposit with Lessee, the sum of \$ _____
This deposit shall be non-interest bearing and is to be held by Lessee in security for the full and faithful performance of the terms
and conditions of this lease. This security deposit is not an advance rental and Lessee may not check out of the deposit from
any day to Lessee. This security deposit is not to be considered liquidated damages. In the event of forfeiture of the security deposit
due to Lessee's failure to fully and faithfully perform all of the terms and conditions of this lease, Lessee retains all of his other
rights and remedies. Lessee does not have the right to cancel this lease and avoid his obligations hereunder by forfeiting said
security deposit.

Deductions will be made from the security deposit to reimburse Lessee for the cost of repairing any damage to the premises or
equipment or the cost of replacing any of the articles or equipment that may be damaged beyond repair, lost or missing at the
termination of this lease. Deductions will also be made to cover any unpaid amounts owed to Lessee for any change, loss, or
change occurring prior to termination of this lease and for which Lessee is responsible. In the event that damages or other charges
exceed the amount of the security deposit, Lessee agrees to pay all expenses and cost to Lessee. In the event there has been a
forfeiture of the security deposit, Lessee agrees to pay in addition to the amount of the said security deposit.

Should there be any damage to the leased premises or equipment therein, reasonably wear and tear excepted, caused by Lessee, his
family, guest or Agents, Lessee agrees to pay Lessee when billed the full amount necessary to repair or replace the damaged premises
or equipment. This includes but is not limited to garbage disposal, plumbing problems due to improper usage, air or water problems,
due to improper bath/shower usage.

Notwithstanding any other provisions expressed or implied herein, it is specifically understood and agreed that the entire security
deposit advanced shall be automatically forfeited should Lessee vacate or abandon premises before the expiration of this lease, except
where such abandonment occurs during the last month of the term of this lease, and Lessee has paid all rent covering the entire term
and either party has given the other timely written notice that his lease will not be renewed until its automatic renewal provisions.
Forfeiture of the security deposit shall not limit Lessee's rights nor Lessee's obligations.

The leased premises must be returned to the Lessee in as good condition as they were at the time the Lessee first occupied same,
subject only to normal wear and tear. Lessee agrees to deliver the premises clean and free of trash at the beginning of this lease and
Lessee agrees to return the same in like condition at the termination of this lease. At the termination of this lease, the Lessee shall be
entitled to an accounting and a return of the security deposit within 30 days thereafter, providing all of the obligations of the Lessee
have been fulfilled, including return of the keys to the Lessee. Lessee shall provide Lessee with a forwarding address, in writing.

OCCUPANCY The leased premises shall be occupied only by the persons listed below. Other occupants, including temporary
visitors are not allowed to reside at the premises for a period in excess of 30 days.

A temporary visitor is one who inhabits the premises for no more than ten (10) days.

LESSOR'S INITIALS _____

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