



TEXAS ASSOCIATION OF REALTORS® RESIDENTIAL LEASE AGREEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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NOTICE:

Landlord's broker, _____, will will not act as the property manager.
Future inquires about this Lease, rental payments, and security deposits should be directed to Landlord's broker Landlord.
Landlord's broker does does not have authority to bind Landlord to this Lease under another agreement or power of attorney.

1. **PARTIES:** The parties to this agreement (Lease) are the owner of the Property NMD Realty

(Landlord) and _____
(Tenant).

2. **PROPERTY:** Landlord leases to Tenant that certain real property known as _____
(address) _____ (city) Texas _____ (zip code)
or as described on attached exhibit together with all its improvements including the following non-real estate items _____
(the Property)
also described as (legal description recommended if lease is for one year or more): _____

3. **TERM:** This Lease commences on _____ (Commencement Date) and ends on _____
(Termination Date).

4. **AUTOMATIC RENEWAL AND NOTICE OF TERMINATION:** This lease will automatically renew on a month-to-month basis unless either party provides the other party written notice of termination at least thirty (30) days before the Termination Date or the end of any renewal period. VERBAL NOTICE IS NOT SUFFICIENT UNDER ANY CIRCUMSTANCES. If this Lease is automatically renewed on a month-to-month basis, either party may terminate the renewal of this Lease by providing written notice to the other party and the renewal will terminate:

A. on the last day of the month in which the notice is given if notice is given on the first day of the month. If the notice is given on a day other than the first day of the month, the renewal will terminate on the last day of the month following the month in which the notice is given.

B. on the date designated in the notice but not sooner than thirty ⁶⁰~~30~~ days after the notice is given and, if necessary, rent will be prorated on a daily basis.

If neither of the above choices is checked, box A will be deemed checked. Time is of the essence for providing notice of termination (strict compliance with dates by which notice must be provided is required).

5. **RENT:**

A. **Monthly Rent:** Tenant will pay monthly rent in the amount of _____ for each full month during this Lease. The first full month's rent is due and payable no later than _____. Thereafter, Tenant will pay the monthly rent on or before the first day of each month during this Lease. Weekends and holidays do not delay or excuse Tenant's obligation to timely pay rent.

B. **Prorated Rent:** Tenant will pay as prorated rent from the Commencement Date to the first day of the following month the sum of _____ on or before _____.

C. **Place of Payment:** Tenant will pay all rent to _____ (name of payee) at _____
(address) in Foot Worth (city) Texas (state) 76188 (zip) or at such other place as Landlord may designate from time to time in writing.

D. **Method of Payment:** Tenant must pay all rent timely and without demand, deduction, or offset, except as permitted by this Lease. Time is of the essence for the payment of rent (strict compliance with rental due dates is required). Tenant must pay all rent by check, money order, cashier's check, or other means acceptable to Landlord. If multiple Tenants occupy the