



Apartment Lease Agreement

for Private or Shared Bedroom Accommodation

Original

Issue Date:

Original Lease Commencement Date: **Check In Date**

Lessee Name: **Student Name**

UTA ID Number:

The University of Texas at Arlington (“UTA”) and the undersigned (“Lessee”) enter into this Apartment Lease Agreement for the premises (“Premises”) and the term (“Term”) described below, on the terms and conditions set forth herein and in UTA’s “Terms and Conditions for Apartment Lease Agreement for Private or Shared Bedroom Accommodation” (“Terms and Conditions”), which Terms and Conditions are incorporated herein by reference for all purposes. (This instrument and the Terms and Conditions are hereafter collectively called the “Lease.”)

As consideration to UTA for this Lease, Lessee agrees to (i) deliver to UTA a **\$150.00** deposit (“Deposit”) on or before the date hereof; (ii) deliver to UTA \$ on or before **Check In Date**, as the rent (“Rent”) for the first full or partial calendar month of the Term; and (iii) pay and perform all of the obligations required of Lessee under this Lease. Lessee will forfeit the Deposit, and Lessee will pay a Cost of Reletting Fee equivalent to 85% of one full month’s Rent, and UTA may terminate this Lease without notice or demand if Lessee does not pay the first month’s Rent by the indicated date.

1. Premises: A Private Bedroom Accommodation in a # Bedroom / # Bath Apartment as described below.

- Lease of a Shared Bedroom in a 1 bedroom /1 bathroom apartment grants Lessee shared access to bedroom, bathroom and all common areas.
- Lease of a Private Bedroom in a 1 bedroom /1 bathroom apartment grants Lessee private access to bedroom, bathroom and all common areas.
- Lease of a Shared Bedroom in a 2 bedroom /1 bathroom apartment grants Lessee shared access to bedroom, bathroom and all common areas.
- Lease of a Private Bedroom in a 2 bedroom /1 bathroom apartment grants Lessee private access to bedroom and shared access to bathroom and all common areas.
- Lease of a Shared Bedroom in a 2 bedroom /2 bathroom apartment grants Lessee shared access to bedroom, bathroom and all common areas.
- Lease of a Private Bedroom in a 2 bedroom/2 bathroom apartment grants Lessee private access to bedroom and bathroom and shared access to all common areas.
- Lease of a Private Bedroom in a 4 bedroom/2 bathroom apartment grants Lessee private access to bedroom and shared access to bathroom and all common areas.

Premises:	The Heights On Pecan # Bedroom/ #Bathroom	Notes:	
Address:	1225 S. Pecan St, Arlington, TX 76010		
Property Type:			

2. Term of Lease: Lease Commencement Date is Check In Date and Lease Termination Date is July 31, 2013.

3. Rent: Rent for the Premises shall be \$ per month, payable in advance on the first day of each month during the Term.

4. Utilities: The following utilities are provided by UTA and the charges are included in the Rent: **Electric, Gas, Water, Internet Service, Basic Cable TV Service.**

Lessee shall arrange and pay for all other utilities and related deposits, in accordance with the Terms and Conditions.

5. Furnishings: The Premises is **Furnished.**

6. Pets: Pets are **not** allowed in the Premises.

7. Move In: Residents may **not** enter or move into the Premises until after 10 AM on the Lease Commencement Date.

8. Smoking is prohibited: The University of Texas at Arlington is a Tobacco-Free Campus. Thus, smoking is not permitted anywhere inside the Premises, the building containing the Premises, or on the campus.

9. Special Provisions:

10. Addendum: The following Addenda are attached and incorporated into this Apartment Lease Agreement:

LEASE RENEWAL: This Lease does not automatically renew and this Lease automatically terminates on the Lease Termination Date. Lessee may be given an opportunity to sign a new or renewal Lease for another Lease Term and remain in the Premises. If Lessee does not sign a new or renewal Lease, UTA may lease the Premises to another Lessee. In the event Lessee holds over beyond the expiration or sooner termination of this Lease, holdover penalties shall apply in accordance with the Terms and Conditions.

RENT INCREASES AND LEASE CHANGES: No changes to the Rent or other provisions of this Lease (other than changes to the Rules and Regulations, as described in paragraph 16 of the Terms and Conditions) will be imposed during the initial Term.

The undersigned acknowledges that The University of Texas at Arlington would not enter into this Lease without Lessee’s personal promise and agreement to (i) pay all Rent and other charges required of Lessee under this Lease, and (ii) perform and observe all obligations and covenants required of Lessee under this Lease. **The undersigned certifies that he/she has read the entire Lease in full and understands the terms thereof.**

Lessee Signature	Date

Age	Guarantor's Signature Required if Under 18	Date	Guarantor's Name (Print)
Guarantor's Address			Guarantor's Phone:

Lessor: John Hall Vice President, Administration and Campus Operations The University of Texas at Arlington	You may be entitled to know what information UT Arlington collects concerning you. You may review and have UTA correct this information according to procedures set forth in UT System BPM#32. The law is found in sections 552.021, 552.023 and 559.004 of the Texas Government Code
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