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#o#f a Property Management Package. This package is designed to assist a landlord  
in the efficient operation of a property rental business and minimize the potential  
for litigation. It contains key legal documents that are vital to comply with  
applicable state laws and promote amicable tenant relations. TABLE OF CONTENTS Form  
List with descriptions Descriptions of Forms Legal Document Storage information Tips  
on Completing the Forms Disclaimer I. FORM LIST With your Property Management  
Package, you will find the state specific forms that will help you in leasing your  
premises, complying with legal requirements, and avoiding tenant disputes. Included  
in your package are the following forms: Lease or Rental Agreement of Residential  
Property with Option to Purchase and Own Property - Lease or Rent to Own Agreement  
to Lease Commercial Property with Option to Purchase at End of Lease Term - Rent to  
Own - Real Estate Rental Inventory and Condition of Leased Premises for Pre-Lease  
and Post-Lease Security Dep#o#s#i#t# #A#g#r#e#e#m#e#n#t##C#o#m#m#e#r#c#i#a#l#  
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#f#o#r#m# #i#s# #a# #l#e#a#s#e#-#t#o#-#o#w#n# #c#o#n#t#r#a#c#t# #that may be used  
to rent residential property. An option to purchase the property is included.  
Detailed terms for use, inspection, animals, security deposit, damages, closing  
costs, utilities, subletting, and much more are included. Agreement to Lease  
Commercial Property with Option to Purchase at End of Lease Term - Rent to Own -  
Real Estate Rental □ This form is a sample of a commercial lease of real property  
which contains an option to purchase the property at the end of the term. This  
lease is a triple net lease which means that the lessee pays, in addition to rent,  
all expenses associated with the property such as property taxes, insurance and  
maintenance and operation charges. Triple net leases are commonly used in  
commercial properties, such as shopping malls and apartment buildings. Inventory and  
Condition of Leased Premises for Pre-Lease and Post-Lease - This Inventory and  
Condition of Leased Premises for Pre-Lease and Post-Lease is an inventory signed by  
a Tenant of rental property that attests the condition of leased premises pre-lease  
and post-lease. It includes lists of all furniture, furnishings, fixtures,  
appliances and personal property upon/in the leased premises. An assessment of the  
condition of each item is written by Landlord and the Tenant may agree or disagree  
to that assessment. Security Deposit Agreement - This form is a sample of an  
agreement between a potential tenant and owner/landlord to lease a certain  
apartment from the owner at a future date. The consideration for holding the  
apartment (e.g., not renting it) is the deposit of a sum of money with the owner.  
The tenant will forfeit the entire sum if he fails to lease said apartment on or  
before a certain date. Commercial Building or Space Lease - This is a commercial  
lease form for your state. It is for leasing a building for any use, such as an  
office. This lease is very detailed and includes provisions addressing the areas of  
lease term, payment of rent, later charges, utilities, condition of premises,  
security deposits, default, termination, right of re-entry, holdover, and many  
other legal clauses. Make changes to suit your needs and agreement with your  
lessee. Residential Rental Lease Agreement □ This is a Residential Rental Lease  
Agreement form for use in your state. This lease is designed for a specific term  
such as 1 or more years, 6 months, etc. It contains many provisions, some of which  
you may desire to modify depending on your agreement with your tenant. You should  
use this form as a guide and modify it to suit your needs. Residential Rental Lease  
Application □ This Residential Rental Lease Application form is a Residential Lease  
Application for the Landlord to have the proposed Tenant complete and submit to the  
Landlord for the Landlord to evaluate. It contains required disclosures and an  
authorization for release of information. Landlord Tenant Closing Statement to  
Reconcile Security Deposit - This is a Landlord Tenant Closing Statement -  
Reconcile Security Deposit, where the landlord records the deposits and credits,  
minus deductions from the credits or security deposit for delivery to the tenant.  
It is used to document for the benefit of both parties the monies held by the  
landlord and due to the landlord. If you need additional information, please visit #  
HYPERLINK "http://www.uslegalforms.com" ##www.uslegalforms.com# and look up forms  
by subject matter. You may also wish to visit our legal definitions page at #  
HYPERLINK "http://www.uslegalforms.com/lawdigest/legal-definitions/legal-  
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##http:///#d#e#f#i#n#i#t#i#o#n#s#.#u#s#l#e#g#a#l#.#c#o#m#/#I#I#I#.# #  
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