

GEORGIA SIMPLE RENTAL LEASE AGREEMENT

PARTIES.

This Georgia Lease Agreement ("Agreement") created on _____ between the **Lessor**, _____, address of _____ ("Landlord"), and **Lessee**, _____ ("Tenant"), address of _____.

THE RENTAL PROPERTY.

Address: _____.

TERM.

This lease term starts on _____ and ends on _____.

COMPENSATION.

- I. **Rent:** The Tenant shall pay the monthly rent on _____ of every month in the total amount of _____ to the Landlord.
- II. **NSF Fee:** \$30 per bounced check or 5% of check amount, whichever is greater.
- III. **Security Deposits:** All deposits shall be paid by the Tenant to the Landlord on _____ in the total amount of _____.
- IV. **Notice to Quit:** Three (3) day notice to quit.
- V. **Returns:** The Landlord must return to the tenant within 15 days if no deductions and within 30 days if deductions.

UTILITIES.

The Tenant shall pay for all utilities and services EXCEPT for:

_____.

RIGHTS TO ENTRY

The Landlord should give Tenant(s) reasonable notice prior to the entry of the rental property for any maintenance, repairs, or showings, unless it's an emergency.

PETS.

Pets: ALLOWED NOT ALLOWED on the Premises.

Pet Deposit Amount: _____.

ADDITIONAL TERMS & CONDITIONS.

SIGNATURES.

Landlord's Signature: _____ **Date:** _____

Printed Name: _____

Tenant Signature: _____ **Date:** _____

Printed Name: _____