

ALASKA RESIDENTIAL LEASE AGREEMENT

State of ALASKA

County of _____

PARTIES. This Residential Lease Agreement (“Agreement”) made this ____ day of _____, 20____ is between:

Landlord Name: _____ (“Landlord”)

Landlord Address: _____, AND

Tenant(s): _____, _____, _____ (“Tenant”).

The Landlord and Tenant are collectively referred to in this Agreement as the “Parties”.

NOW, for the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. LEASE TERM.

The term of this Agreement shall be a period of one (1) year, beginning on the ____ day of _____, _____, and ending on the day of _____, _____, _____ hereinafter known as the “Lease Term.”

2. OCCUPANT(S).

The Premises is to be occupied strictly as a residential dwelling with the following individual(s) in addition to the Tenant: (check one)

- [OCCUPANT(S) NAME(S)] (“Occupant(s)”)

- There are no Occupant(s).

3. PROPERTY.

The Landlord agrees to lease the described property below to the Tenant: (enter the property information)

Mailing Address: [PROPERTY MAILING ADDRESS]

Residence Type: Apartment House Condo Other: [OTHER]

Bedroom(s): [# OF BEDROOMS]

Bathroom(s): [# OF BATHROOMS]

The aforementioned property shall be leased wholly by the Tenant (“Premises”).

4. SECURITY DEPOSIT.

The Tenant shall handover to the landlord the amount of \$_____ as Security Deposit upon the execution of this Lease (the "Security Deposit"). The receipt of such Security Deposit is hereby acknowledged by the Landlord who undertakes to hold the same in compliance applicable laws, rules and regulations.

Deductions. Upon the termination of the Lease, the Landlord may deduct the following from the Security Deposit:

- a. Unpaid rent;
- b. Late fees;
- c. Unpaid utilities
- d. Cost of repairs beyond ordinary wear and tear;
- e. Cleaning fee in the amount of \$ _____;
- f. Early Termination Fee
- g. Brokerage fees
- h. Others: _____.

Return. The Security Deposit or the balance thereof shall be returned by the Landlord to the Tenant within days after the termination of the Lease or in accordance with the applicable law on Security Deposit, whichever is sooner. In the event that the Landlord shall make any allowable deduction, the Landlord shall provide the tenant with an itemized list of all deductions made specifying the amounts and the respective expenses to which the Security Deposit or parts of it was applied.

Tenant's Forwarding Address: Upon vacating the Property any and all notices, communication and any other delivery may be made to the Tenant's forwarding address at:

5. RENT.

The Tenant shall pay the Landlord, in equal monthly installments, \$[MONTHLY RENT] ("Rent"). The Rent shall be due on the [#] of every month ("Due Date") and paid under the following instructions: [RENT PAYMENT INSTRUCTIONS]

Late Rent. If Rent is not paid within ___ days of the Due Date, the Rent shall be considered past due and a late fee of \$_____ or ___ % of the Rent past due shall be applied for every day Rent is late or occurrence Rent is late.

6. RENT PRE-PAYMENT.

The Tenant(s) shall:

- Pre-Pay Rent in the amount of \$_____ (US Dollars) for the following time-period starting on the ___ day of _____, 20__ and ending on the ___ day of _____, 20__. The Pre-Payment of Rent will be due at the execution of this Agreement.

- Not be required to Pre-Pay Rent.

7. PURPOSE.

The Tenant and Occupant(s) may only use the Premises as: (check one)

- A residential dwelling only.
- A residential dwelling and: [OTHER USES FOR THE PREMISES]

8. FURNISHINGS.

The Premises is: (check one)

- To be furnished with the following items: [ENTER FURNISHINGS]
- Not furnished.

9. UTILITIES.

The Landlord shall provide the following utilities and services to the Tenant(s):
_____. Any other utilities or services not mentioned will be the responsibility of the Tenant(s).

10. PARKING.

The Landlord:

- Shall provide ___ parking space(s) to the Tenant(s) for a fee of \$___ to be paid
- at the execution of this Lease
- on a monthly basis in addition to the rent. The parking space(s) are described as: _____.
- Shall not provide parking.

11. PETS.

The Tenant: (check one)

- Shall have the right to have [#] pet(s) on the Premises consisting of [TYPES OF PETS] that are not to weigh over [# OF POUNDS] pounds. For the right to have pet(s) on the Premises the Landlord shall charge a fee of \$[PET FEE] that is non-refundable refundable unless there are damages related to the pet. The Tenant is responsible for all damage that any pet causes, regardless of ownership of said pet and agrees to restore the Premises to its original condition at their expense.
- Shall not have the right to have pets on the Premises or in the common areas.

12. SMOKING POLICY.

Smoking on the Premises is: (check one)

- Permitted ONLY in the following areas: [ENTER SMOKING AREAS]
- Prohibited on the Premises and Common Areas.

13. WATERBEDS.

The Tenant: (check one)

- Shall have the right to use a waterbed on the Premises.
- Shall not have the right to use a waterbed on the Premises.

14. MAINTENANCE, REPAIR, & ALTERATIONS.

The maintenance of the Property, minor repairs and servicing shall be the responsibility and sole expense of the Tenant, including but not limited to HVAC/air-conditioning units, plumbing fixtures (e.g. showers, bath tubs, toilets or sinks). For the entirety of the term of this Lease, the Tenant shall keep the property clean and in good repair. The Tenant shall:

Comply with any and all rules or regulations covering the Property including but not limited to local ordinances, health or safety codes, those set forth in the Master Lease, and Condominium or Homeowner's associations, where applicable.

Dispose of any and all waste properly.

Not obstruct any structure intended for ingress, egress, passage or otherwise providing some type of access to, from or through the property.

Keep all windows, balconies, railings and other fixtures or structures visible from outside of the property free from laundry at all times.

Obtain consent of the Landlord prior to replacing or installing new deadbolts, locks, hooks, doorknobs and the like
Refrain from all activities that will cause unreasonable loud noises or otherwise unduly disturb neighbors and/or other residents.

15. ABANDONMENT.

Abandonment shall have occurred if, without notifying the Landlord, Tenant is absent from the Premises for ___ days while rent is due and Tenant's possessions have not been removed from the Premises

16. RIGHT OF ENTRY.

The Landlord shall have the right to enter the Property during normal working hours by providing at least ___ hours notice in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The Landlord may exhibit the Property to prospective purchasers, mortgagees, or lessees upon reasonable notice.

17. NOISE/WASTE.

TENANT or his/her guests and invitees shall not disturb, annoy, endanger or inconvenience other tenants of the building, neighbors, the LANDLORD or his agents, or workmen nor violate any law, nor commit or permit waste or nuisance in or about the premises. Further, TENANT shall not do or keep anything in or about the premises that will obstruct the public spaces available to other residents. Lounging or unnecessary loitering on the front steps, public balconies or the common hallways that interferes with the convenience of other residents is prohibited.

18. COMPLIANCE WITH LAW.

This Agreement is to be governed under the laws located in the State of Alaska.

19. RETALIATION.

The Landlord is prohibited from making any type of retaliatory acts against the Tenant(s) including but not limited to restricting access to the Property, decreasing or cancelling services or utilities, failure to repair appliances or fixtures, or any other type of activity that could be considered unjustified.

20. ENTIRE AGREEMENT

This Lease and, if any, attached documents are the complete agreement between the Landlord and Tenant concerning the Property. There are no oral agreements, understandings, promises, or representations between the Landlord and Tenant affecting this Lease. All prior negotiations and understandings, if any, between the parties hereto with respect to the Property shall be of no force or effect and shall not be used to interpret this Lease. No modification or alteration to the terms or conditions of this Lease shall be binding unless expressly agreed to by the Landlord and the Tenant in a written instrument signed by both parties.

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

Printed Name: _____

Tenant's Signature: _____ **Date:** _____

Printed Name: _____

Agent's Signature: _____ **Date:** _____

Printed Name: _____



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