

**COUNTRY CLUB RIDGE CONDOMINIUMS  
RESIDENTIAL LEASE AGREEMENT**

This agreement, dated \_\_\_\_\_, is between \_\_\_\_\_ and  
(Landlord Name)

\_\_\_\_\_  
(Lessee(s) Name(s))

1. **LANDLORD:**  
The Landlord is: \_\_\_\_\_ (Insert Landlord Name).
2. **LESSEE:**  
The Lessee(s) is/are: \_\_\_\_\_ (Insert Lessee(s) name) and will be referred to in this Lease as "Lessee."
3. **RENTAL PROPERTY:**  
The Landlord agrees to rent to the Lessee the property described as a condo located at 2665 Parleys Way, \_\_\_\_\_ (Unit #), SLC, UT, 84109 USA with 2 bedroom(s) and 2 full bath(s), storage unit #\_\_\_\_ and two parking places in the underground parking garage (spaces \_\_\_\_\_ [Insert parking space #'s]) which will be referred to in this Lease as the "Leased Premises."
4. **TERM OF LEASE AGREEMENT:**  
The Lease Agreement will begin on \_\_\_\_\_ and will end on \_\_\_\_\_ (Term of lease must be at least 6 months and no longer than 1 year).
5. **USE & OCCUPANCY OF PROPERTY:**  
The only person(s) living in the Leased Premises is/are:  
\_\_\_\_\_.

- Lessee(s) must be a single family unit or no more than two unrelated individuals living in the unit.
- If there is a change in the occupants of the unit during the term covered by the lease, the HOA Management Committee must receive written notification of the change, including contact and car information for the new occupant, within five days of the change of occupancy.
- The Lessee(s) must submit proof of Renters Insurance for the term of the lease prior to occupancy.
- **Country Club Ridge is a non-smoking property.** No smoking is allowed in any of the units, any part of the building or on any of the exterior grounds of the property.
- **Lessees are not allowed to park in the guest parking area.**
- **Lessees may not have pets of any kind.**
- Lessees must abide by the Declaration of Condominium, the Bylaws and the Rules and Regulations of the HOA. These documents will be provided to the Lessee by the Landlord.
- The HOA Management Committee and the Manager have the right to enforce compliance with the Declaration, the Bylaws and the Rules and Regulations of the Association.

6. AMOUNT OF RENT:  
The amount of the Rent is \$\_\_\_\_\_ to be paid monthly.
7. DATE RENT IS DUE:  
The rent is due in advance on or before the 1st day of each month. The rent due date is the date the Landlord must receive the Lessee's payment.
8. LATE FEE:  
If the rent or any other charges are not received by the Landlord on or before 5 days after the rent due date, Lessee must pay a late fee of \$\_\_\_\_\_ in addition to the rent.
9. RETURNED PAYMENTS:  
A returned payment fee of \$\_\_\_\_\_ will be added for all returned payments. A personal check will not be accepted as payment to replace a returned payment.
10. SECURITY DEPOSIT:  
The Lessee(s) have paid to the Landlord a Security Deposit of \$\_\_\_\_\_. The Security Deposit is intended to pay the cost of damages, cleaning, excessive wear and tear, and unreturned keys once the Lease Agreement has ended and/or for any unpaid charges due by reason of Lessee's default of this Lease Agreement.
11. UTILITIES & SERVICES:  
The Lessee is responsible for the following utilities and services: Electricity and Gas are required to be registered in the Lessee's name. The Lessee understands and agrees that essential services are to be maintained and operational at all times.  **DirecTV service, telephone, internet and security services are paid as a portion of the lease fee. The building Manager can provide the Lessee with information regarding the activation of these services.**
12. MAINTENANCE AND REPAIRS:  
The Lessee is responsible for all repairs needed in or about the Leased Premises up to and including \$\_\_\_\_\_. It is the responsibility of the Lessee to promptly notify the Landlord of the need for any such repair of which the Lessee becomes aware. If any required repair is caused by the negligence of the Lessee and/or Lessee's guests, the Lessee will be fully responsible for the cost of the repair and/or replacement that may be needed.
13. CONDITION OF PROPERTY:
  - A. The Lessee acknowledges that the Lessee has inspected the Leased Premises and at the commencement of this Lease Agreement, the interior and exterior of the Leased Premises, as well as all equipment and any appliances are found to be in an acceptable condition and in good working order.
  - B. The Lessee agrees that neither the Landlord nor his agent have made promises regarding the condition of the Leased Premises.
  - C. The Lessee agrees to return the Leased Premises to Landlord at end of the Lease Agreement in the same condition it was at the beginning of the Lease Agreement.
14. ENDING OR RENEWING THE LEASE AGREEMENT:
  - A. This Lease Agreement will end on \_\_\_\_\_ (**Term of lease must be at least 6 months and no longer than 1 year**). The Lessee must immediately vacate at the end of the Lease Agreement and remove any and all belongings from the Leased Premises.
  - B. Landlord may elect to renew the Lease Agreement for an additional term **by sending written notice to the Lessee and the HOA Management Committee 30 days prior to the end of the Lease term**. The Landlord may include in this notice any new terms of the Lease including a rental increase. **A copy of the modified**

lease terms must be sent to the HOA Management Committee for approval prior to the agreement being finalized. Should the Landlord send this notice, the Lessee may agree to extend the lease by signing the renewal notice and agreeing to its terms. If the Lessee does not respond to this notice, the Lease will end and the Lessee must immediately vacate at the end of the Lease and remove any and all belongings from the Leased Premises.

15. GOVERNING LAW:

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Utah.

16. ENTIRE AGREEMENT:

NOTICE: This is an important LEGAL document.

- You are giving up certain important rights.
- You should have an attorney review the Lease Agreement prior to signing it.

**By signing this Lease Agreement, the Lessee certifies that he/she has read, understood and agrees to comply with all of the terms and conditions of this Lease, the HOA Leasing Policies and the Declaration of Condominium, the Bylaws and the Rules and Regulations of the Country Club Ridge Condominium Home Owners Association.**

**By signing this Lease Agreement, the Homeowner certifies that he/she has read, understood and agrees to comply with all of the terms and conditions of this Lease, the HOA Leasing Policies and the Declaration of Condominium, the Bylaws and the Rules and Regulations of the Country Club Ridge Condominium Home Owners Association.**

**Lessee's Signature:**

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

**Landlord/Agent Signature:**

\_\_\_\_\_ Date: \_\_\_\_\_