



Apartment Lease Agreement
for Private or Shared Bedroom Accommodation
Original

Issue Date: Original Lease Commencement Date: **«CheckInDate»**

Lessee Name: **«NameFirst» «NameLast»** UTA ID Number: **«ID1»**

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 **\$«CustomString1»** on or before **«CheckInDate»**, as the rent (“Rent”) for the first full or partial calendar month of the Term; and (iii) pay and perform all the obligations required of Lessee under this Lease. UTA may terminate this Lease without notice or demand if Lessee does not pay the first month’s Rent by the indicated date, and Lessee will forfeit the deposit and will be charged a Contract Cancellation Fee as set forth in the Terms and Conditions. Payment of \$150 deposit is not required if Lessee has an existing \$150 deposit on record with UTA. If applicable, transfer of Lessee’s existing security deposit shall be considered as deposit payment for this Lease. If this Lease is terminated early by Lessee for any reason other than a Qualifying Event, then Lessee will be charged a Contract Cancellation Fee as set forth in the Terms and Conditions.

If Lessee owes past-due UTA housing and/or dining charges under a prior lease agreement, Lessee must pay all past due charges in full 60 days prior to the commencement of this lease. If Lessee fails to pay all past due charges under a prior lease at least 60 days before the commencement of this lease, UTA may cancel this lease for failure to pay a past due amount at any time prior to this lease’s commencement and upon delivery of written notice of termination to the Lessee. If UTA cancels this lease for failure to pay a past due amount, Lessee will forfeit the deposit and will be charged a Contract Cancellation Fee as set forth in the Terms and Conditions.

1 Premises: A Private/Shared Bedroom Accommodation in a «BedCapacity1» Bedroom / «Bathrooms» 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:	«Description2» «BedCapacity1» Bedroom / «Bathrooms» Bathroom	Notes:	«CustomString2»
Address:	«Street1» Arlington, Texas «ZipPostcode1»		
Property Type:	«Description1» «CustomString11»		

2. Term of Lease: Lease Commencement Date is «CheckInDate» and Lease Termination Date is «CheckOutDate».

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



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- 4. **Utilities:** The following utilities are provided by UTA, and the charges are included in the Rent: **Electric, Gas (if required) and Water**. Lessee shall arrange and pay for any other desired utilities and related deposits, in accordance with the Terms and Conditions.
- 5. **Services:** The following services are provided by UTA, and the charges are included in the Rent: **«High-Speed Internet»**. Lessee shall arrange and pay for any other desired services and related deposits, in accordance with the Terms and Conditions.
- 6. **Furnishings:** The Heights on Pecan and Timber Brook Apartments, The Lofts 2 Bedroom Apartments are Furnished. The Lofts 1 Bedroom Apartments are Unfurnished.
- 7. **Pets:** Pets are not allowed in the Premises.
- 8. **Move In:** Residents may enter or move into the Premises before 5:00pm for lease commencement between August 18 and August 25. For all other move in dates, Residents may not take possession of the Premises until after 5:00pm on the Lease Commencement Date.
- 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 or Rent sections, as described in 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.**

«Housing Contract Signature» Lessee Signature	«Contract Signed Date» Date
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«Age»			
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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