



LEASE CONTRACT

CERTIFIED LEASE TEXAS

PARTIES AND LEASED PREMISES

Owner AC Denton, LLC	Address 201 Inman St Denton, TX 76205	Phone (940) 566-2146
Resident Alondra Martinez	Address 200 Bonnie Brac St, Denton, TX 76201 UD	Phone (972) 598-5906
Email Address alondra140martinez@gmail.com		
Unit 4x4 Classic	Floorplan 4x4 Classic	
Street Address 201 Inman St	City Denton	State TX
	ZIP 76205	County Denton

LEASE TERM

Type <input checked="" type="checkbox"/> Move-In <input type="checkbox"/> Renewal	Period Twelve (12) Installments	Start Date 8/18/2023	End Date 7/31/2024	Date Signed October 27, 2022
---	---	--------------------------------	------------------------------	--

RENT

Payable To Forum Denton	Address 201 Inman St, Denton, TX 76205	Phone (940) 566-2146
Office Hours Monday - Friday 9am - 7pm; Saturday 10am - 5pm; Sunday 1 - 5pm	Due On 1st	Late On 4th
	Fax () -	

CHARGES

Late Payment	\$60.70	Dishonored Payment	\$35.00	Transfer Charge	\$200.00
Reletting Charge	\$300.00				
INSTALLMENT PAYMENTS		DEPOSITS		FEES	
Rent	\$599.00	Security Deposit	\$0.00	Application Fee	\$25.00
Monthly Trash Service	\$8.00	TOTAL SECURITY DEPOSIT	\$0.00	Community Fee	\$25.00
TOTAL INSTALLMENT	\$607.00			Admin Utility Fee	\$5.00
				TOTAL ONE-TIME FEES	\$55.00

THIS RESIDENTIAL LEASE CONTRACT (this "Agreement") is made and entered into as of the **27th** day of **October, 2022**, by and between Owner of Residential Community ("Owner") and **Alondra Martinez** (hereinafter collectively "Residents"). Owner hereby leases to Residents the premises at **201 Inman St, Denton, TX 76205** (the "Leased Premises"), located within **Forum Denton** (the "Residential Community"), for use exclusively as a private residence, and not for any other purpose. The Leased Premises may also include the rental of parking, storage and garage spaces, if applicable, which will be designated and included in a separate written agreement. Residents' performance of their obligations contained in this Agreement may be guaranteed by a third party. Any third-party guarantee agreements will be included with an attached to this Agreement. Owner's representatives, agents, affiliates, successors, assigns, employees, officers, and directors are hereby incorporated by reference to benefit from any and all waivers, releases, and limitations of liability made by Residents hereunder.

Any individual(s) assigned by Owner to share the Leased Premises with Residents, or to occupy another bedroom of the same apartment as Residents, under a separate Residential Lease Contract, shall be referred to hereinafter as "co-resident(s)." Unless otherwise specified in this Agreement, Residents acknowledge and agree that this Agreement is for the lease of a bed space or bedroom and not a specifically numbered apartment, which may be shared with co-residents. Residents have the joint right to use and occupy the Leased Premise's applicable common living areas with co-residents, including, but not limited to, kitchens, living rooms, bathrooms, laundry areas, storage areas, and any private balconies or patio attached to the Leased Premises. Residents agree that Owner is not liable for any claims, actions, or damages relating to, arising out of, or connected with disputes among or between Residents and co-residents.

1. OCCUPANCY OF THE LEASED PREMISES. The Leased Premises shall be occupied solely by Residents and any co-residents, as assigned by Owner. No other persons may reside in, or otherwise occupy, the Leased Premises without