

**INDIVIDUAL LEASE**

*THIS IS A BINDING LEASE AGREEMENT. PLEASE READ CAREFULLY BEFORE SIGNING.*

**THE LANDLORD AND THE TENANT(S) AGREE AS FOLLOWS:**

**PARTIES.** This Lease is between you, **Lindsey K Jefferson (the Tenant)** and us, **Park Place Denton (the Landlord)**:

The terms "you" and "your" refer to all Tenants. The terms "we," "us," and "our" refer to the Landlord and not to property managers or anyone else.

**PREMISES:** **Furnished 4x4 in Park Place Denton located in Bedroom D at 1519 Scripture Street Apt 330, Denton, TX, 76201 (Denton County/Parish)**

**STARTING DATE OF THE LEASE**      **08/11/2023**

**ENDING DATE OF THE LEASE**      **08/05/2024**

**Annual Deposit/Fees:**

Application Fee:	\$ 0.00	(Application fee is nonrefundable for any reason)
Administration Fee:	\$ 0.00	
Security Deposit:	\$ 0.00	
Pet Fee:	\$ 0.00	

**Base Rent:** Your total Monthly Base Rent for the Lease Term is **\$949.00** (you must also pay additional charges as identified in this Lease and applicable sales taxes).

**Monthly Fees:** In addition to paying Base Rent, you agree to pay us the following monthly fees:

Parking Fee:	\$ 20.00
Utility Fee:	\$ 0.00
Pet Fee:	\$ 0.00
Short Term Fee:	\$ 0.00
Double Occupancy Fee:	\$ 0.00

The Base Rent, and any additional fees or charges payable by you under this Lease agreement are together referred to as "Rent". Base Rent and the additional fees or charges payable in installments for the Lease Term is **\$11,628.00**, payable in **12** installments of **\$969.00, due on the first day of each installment month**, without offset or deduction, beginning **August 2023** with a final payment in **July 2024**.

**AGREEMENT:**

**RESIDENT ACKNOWLEDGES AND AGREES THAT RESIDENT HAS CAREFULLY READ AND UNDERSTANDS THIS LEASE AND RESIDENT ACKNOWLEDGES THAT THIS LEASE CONSTITUTES A BINDING AND ENFORCEABLE CONTRACT BETWEEN LANDLORD AND RESIDENT. LANDLORD AGREES TO LEASE TO RESIDENT, AND RESIDENT AGREES TO LEASE FROM LANDLORD, THE PREMISES, SUBJECT TO THE TERMS AND PROVISIONS OF THIS LEASE. IF A SECTION OF THIS DOCUMENT BECOMES VOID OR UNENFORCEABLE IT DOES NOT MAKE THE ENTIRE LEASE VOID.**

**OTHER AGREEMENTS BETWEEN LANDLORD AND TENANT follow this page.**

<sup>1</sup> *Lindsey K Jefferson*

<sup>2</sup> *Amber Gibson*

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## Signature Details

	<b>Signer</b>	<b>IP Address</b>	<b>Date Signed</b>
<b>1</b>	<b>Lindsey K Jefferson</b> Primary (15289592)	24.206.146.207	05/05/2023 10:14:53 PM
<b>2</b>	<b>Amber Gibson</b> Owner/Manager	172.108.194.2	05/08/2023 08:22:04 PM