Apartment Lease Agreement

Lessee Name: Student Name  UTA ID Number:

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” (“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 «Prorate Rent» on or before Check In Date, as the rent (“Rent”) for the first full or partial calendar month of the Term; and (iii) pay and perform all of the obligations required of Lessee under this Lease. Lessee will forfeit the Deposit, and Lessee will pay a Cost-of-Reletting Fee equivalent to 85% of one full month’s Rent, and UTA may terminate this Lease without notice or demand if Lessee does not pay the first month’s Rent by the indicated date.

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

Utilities: The following utilities are provided by UTA and the charges are included in the Rent:

Lessee shall arrange and pay for all other utilities and related deposits, in accordance with the Terms and Conditions.

Pets: Pets are not allowed in the Premises.

Move In: Residents may not enter or move into the Premises until after 5 PM on the Lease Commencement Date.

Smoking is prohibited: The University of Texas at Arlington is a Tobacco Free Campus. Thus, smoking is not permitted anywhere inside the Premises, the building containing the Premises, or on the campus.

Names of Permitted Occupants  UTA ID Number  Move In  Move Out  Relationship

AUTOMATIC LEASE RENEWAL: On the Lease Termination Date, this Lease will be automatically renewed on a month-to-month basis at a Rent equal to 1.2 times the above-stated monthly Rent unless (i) another Lease is signed by the parties, or (ii) written notice of termination is given by either party to the other not less than 60 days before the Lease Termination Date. During any month to month renewal period, either party may terminate this Lease upon not less than a sixty 60 days prior written notice to the other party. The foregoing notices must be given pursuant to the Terms and Conditions. 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, as described in paragraph 16 of the Terms and Conditions) will be imposed during the initial Term. Thereafter, during the month to month renewal period, the Rent and other provisions of this Lease may be amended by UTA on not less than thirty (30) days prior written notice to Lessee, such amendments to be effective as of the date set forth in the UTA notice.

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.

Lessee Signature  Date
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.