The University of Texas at Arlington ("UTA") and the undersigned ("Lessee") enter into this House 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 House 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 $«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 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: «Comments»

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 in or on the Premises or on the campus.

LEASE RENEWAL: This Lease does not automatically renew and this Lease automatically terminates on the Lease Termination Date unless terminated sooner in accordance with Section 41 of the Terms and Conditions. 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, as described in paragraph 16 of 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.