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## COMMERCIAL LEASE AGREEMENT

**1. Parties.** This Lease is made as of \_\_\_\_\_, 20\_\_\_\_ between (name and address of Lessor) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ (the "Lessor"), and  
 \_\_\_\_\_  
 \_\_\_\_\_ (name and address of Lessee)  
 \_\_\_\_\_ (the "Lessee").

**2. Demised Premises.** Subject to the terms and provisions of this Lease, Lessor leases to Lessee and Lessee leases from Lessor those certain Premises (the "Premises") located at Suite \_\_\_\_\_ of (street, city, state, zip) \_\_\_\_\_ in the County of \_\_\_\_\_ the "Building"). A floor plan of the ground floor of the Premises is attached to this Lease and labeled Exhibit \_\_\_\_\_. Lessee's taking of possession of the Premises and its payment of the first month's Base Rent due under this lease shall constitute Lessee's acceptance of the Premises in all respect, including its square footage configuration and other physical features. By taking possession of the Premises and paying the first month's Base Rent, the Lessee waives any objections to the square footage, configuration and other physical features of the Premises, and the amount of Base Rent and all other charges due for the Lease of the Premises.

### 3. Use of premises.

**3.1. Permitted Use and Business Name.** The Premises shall be used and occupied only as a retail shop and for no other purpose. The business of the Lessee in the Premises shall be carried on under the name and style \_\_\_\_\_

and under no other name and style unless approved by the Lessor in writing.

**3.2. Hours of Business.** During the Term, the Lessee shall conduct its business in the Premises, at a minimum, on Monday through Friday from 9:00 a.m. to 5:00 p.m., except on holidays acceptable to Lessor. Lessor may require other minimum hours, if such requirement is made of at least \_\_\_\_\_% of all other lessees in the Building. Lessee may conduct business on the Premises, in addition to the above listed times, at Lessee's sole expense.

**3.3. Opening and Continuous Occupancy.** Lessee shall open the whole of the Premises for business to the public, fully furnished, stocked and staffed within \_\_\_\_\_ days of the Commencement Date, as defined below. The Lessee shall continuously, actively and diligently carry on the business specified in Section 3.1 on the whole of the Premises during the Term, during the hours and on the days that are required by this Lease, except when prevented from doing so by force majeure. The Lessee acknowledges that its continued occupancy of the Premises and the regular conduct of its business therein are of utmost importance to neighboring lessees and to the Lessor in the renting of space in the Building, the renewal of other leases in the building, and the efficient and economic supply of services and utilities. The Lessee acknowledges that the Lessor is executing this Lease in reliance on Lessee's continuous occupancy and that it is a material element inducing the Lessor to execute this Lease.

**3.4. Lessee's Covenants as to Use and Occupancy.** Lessee shall exercise reasonable care in its use of the Premises or Building and shall not do or permit anything to be done in or about the Premises or Building, nor bring nor keep anything in

the Premises or Building that will in any way affect the fire or other insurance on the Building, or any of its contents, or that shall in any way conflict with any statute, ordinance, rule, regulation, order, law, or other requirement (collectively the "Laws") affecting the occupancy and use of the Premises or Building, which is now, or may subsequently be, enacted or promulgated by any public authority. Lessee shall not obstruct or interfere with the rights of other lessees of the Building or injure or annoy them. Lessee shall not use, or allow the Premises to be used, for any illegal purpose, or any purpose constituting a public or private nuisance or for sleeping purposes, or cooking, and nothing shall be prepared, manufactured, or mixed in the Premises that would emit an odor of any type into or around any part of the Building. Lessee shall promptly comply with and execute all of the above mentioned Laws and all rules at Lessee's own cost and expense. Lessee shall pay for any increases in Lessor's insurance due specifically to Lessee's use of the Premises or Building and for all damage and any amounts expended by Lessor to correct a breach by Lessee of this Section. On or prior to the Commencement Date and at all times during the Term of this Lease and any extensions or renewals of this Lease, Lessee shall, at its expense, obtain and maintain all permits, licenses and other governmental authorizations which are necessary for the operation of its business in accordance with Section 3.1.

**3.5. Inventory, Staff and Fixtures.** The Lessee shall maintain available a substantial stock of goods, wares and merchandise adequate to ensure successful operation of the Lessee's business, and shall employ and maintain sales and other personnel sufficient at all times for proper service to customers. However, the Lessee shall store and stock in the Premises only such inventories as the Lessee intends to sell at retail from or on the Premises, and unless otherwise agreed by the Lessor, the Lessee shall use for office, storage and other non-selling purposes only such space in the Premises as is reasonably required to maintain the Lessee's retail sales in the Premises. The Lessee shall install and maintain at all times in the Premises modern and high quality fixtures, furnishings, fittings and equipment adequate, appropriate and properly laid out to maximize the Lessee's retail sales.

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Consult your lawyer before signing this lease.

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## NEW YORK APARTMENT LEASE AGREEMENT

Landlord and Tenant agree to lease the Premises at the rent and for the term stated:

<b>PREMISES:</b> _____	<b>UNIT:</b> _____
<b>LANDLORD:</b> _____	<b>TENANT:</b> _____
Date of Lease: _____	Annual Rent: \$ _____
Lease Term: _____	Monthly Rent: \$ _____
Commencement Date: _____	Security Deposit: \$ _____
Termination Date: _____	

### 1. Use and Occupancy

The Unit may only be used strictly for residential purposes and may only be occupied by Tenant and Tenant's spouse and children.

### 2. Inability to Give Possession

The failure of Landlord to give Tenant possession of the Unit on the Commencement Date shall not create liability for Landlord. In the event that possession of the Unit is not delivered on the Commencement Date, Monthly Rent hereunder shall begin on the date that possession of the Unit is delivered to Tenant and shall be prorated for that portion of the month in which possession is delivered.

### 3. Rent

Tenant shall pay Monthly Rent in full on the first day of each month of the Lease. Monthly Rent shall be paid in advance with no notice being required from Landlord. Tenant shall not deduct any sums from the Monthly Rent unless Landlord consents thereto in writing.

Upon signing this Lease, Tenant shall pay Landlord the first Monthly Rent due and the Security Deposit. The entire amount of rent due for the Lease Term is due upon signing this Lease; however, Landlord consents to the Tenant paying same in monthly installments provided there exists no defaults by Tenant under the terms of this Lease.

Additional Rent may include, but is not limited to any additional insurance premiums and/or expenses paid by Landlord which are chargeable to Tenant as stated hereinafter. Additional Rent is due and payable with the Monthly Rent for the next month after Tenant receives notice from Landlord that Additional Rent is due and payable.

### 4. Condition of Unit

Tenant acknowledges that Tenant is accepting the Unit in its "as is" condition. Tenant further acknowledges that Tenant has thoroughly inspected the Unit and has found the Unit to be in good order and repair and that the appliances, if any, are in good operating condition. Tenant further states that Tenant knows how to operate the appliances and shall do so in accordance with the manufacturer's instructions.

### 5. Security

The Security Deposit is due upon the Tenant signing this Lease. The Security Deposit shall not be used for the payment of Monthly Rent unless agreed to, in writing, by Landlord and Tenant. Landlord shall deposit the Security Deposit in a bank insured by the FDIC, and same will accrue interest if mandated by law. Within ten (10) days after Tenant surrenders possession of the Unit at the expiration of the Lease Term, Landlord shall return the Security Deposit, less any cost of repairs as authorized by this Lease, to Tenant at an address Tenant provides.

### 6. Services and Utilities

Tenant is responsible for paying all electric, gas, water, telephone and any other utilities allocated to the Unit. Use of a dishwasher, clothes washer and dryer machines, freezer, air purifier, portable heater, air conditioner or similar appliances is prohibited without Landlord's written consent.

Landlord will supply (a) heat, in such quantity and for such time as mandated by law, (b) hot and cold water, (c) air conditioning, if already existing in the Unit, (d) garbage removal from the Premises (the "Services"). If the Services are temporarily interrupted due to an accident, emergency and/or repairs, Tenant's obligation to pay rent, in full, shall not be affected thereby.

Landlord will also supply a refrigerator, stove/oven, dishwasher, window air conditioning unit, clothes washer and clothes dryer (the "Appliances"). Any damage to the Appliances which is caused by the willful and/or negligent acts of Tenant may be repaired by Landlord at the cost of which shall be Additional Rent.

### 7. Furnishings

The Unit is being delivered (furnished/ unfurnished). If furnished, Landlord has given an inventory of the furnishings which inventory has been signed by Tenant and Landlord. Tenant acknowledges that said furnishings are in good condition and Tenant accepts same in "as is" condition.

### 8. Repairs and Alterations

Tenant shall maintain all appliances, equipment, furniture, furnishings and other personal property included under this Lease and, upon the surrender of the Unit on the Termination Date, Tenant shall surrender same to Landlord in the same condition as received, reasonable wear and tear excepted. Tenant shall make all repairs which become necessary due to Tenant's acts and/or negligence. If Tenant does not make such repairs, Landlord may do so, the cost of which shall be Additional Rent. In the event that Tenant defaults under the terms of this Paragraph 8, Landlord may make necessary repairs or replacement, the cost of which shall be deducted from the Security Deposit.

Tenant shall not make any alterations, additions, modifications and/or changes to the Unit during the Lease Term.

### 9. Maintenance of Unit

Tenant shall maintain the Unit in a neat, clean and presentable condition.

### 10. Pets

Pets of any kind or nature (small) (shall not be allowed in the Unit.

### 11. Damage, Fire or Other Catastrophe

In the case of fire damage or other damage to the Unit not caused by Tenant, Tenant shall give Landlord

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- Agreement to lease and pay rent:**
- Subject to:**
- Overtenant's duties:**
- Consent:**
- No Authority:**
- Successors:**
- Changes:**
- Cancellation:**
- Overtenant sublets the premises to the Subtenant for the Term. Overtenant states that it has the authority to do so. The Subtenant agrees to pay the Rent and other charges as required in the Sublease. The Subtenant agrees to do everything required in the Sublease.
  - The Sublease is subject to the Over-Lease. It is also subject to any agreement to which the Over-Lease is subject. The Subtenant has read and initialed the Over-Lease and will not violate it in any way.
  - The Over-Lease describes the Landlord's duties. The Overtenant is not obligated to perform the Landlord's duties. If the Landlord fails to perform, the Subtenant must send the Overtenant a notice. Upon receipt of the notice, the Overtenant shall then promptly notify the Landlord and demand that the Over-Lease agreements be carried out. The Overtenant shall continue the demands until the Landlord performs.
  - The Landlord's consent to the Sublease is required and this consent must be received within 10 days from the date of this Sublease. If the Landlord's consent is not received within this time, the Sublease will be void. In such event all parties are automatically released and all payments shall be refunded to the Subtenant.
  - The Subtenant has no authority to contact or make any agreement with the Landlord about the premises of the Over-Lease. The Subtenant may not pay rent or other charges to the Landlord, but only to the Overtenant.
  - Unless otherwise stated, the Sublease is binding on all parties who lawfully succeed to the rights or take the place of the Overtenant or the Subtenant. Examples are an assign, heir, or legal representative such as an executor of your will or administrator of your estate.
  - This sublease can be changed only by an agreement in writing signed by the parties of the Sublease.
  - Notwithstanding any other provision of the Sublease, the Overtenant shall have the right for any reason to terminate the Sublease upon 30 days notice to the Subtenant. Said notice may be served by delivery to the Subtenant by overnight mail or personal delivery to the Subtenant. If the Sublease is terminated pursuant to the provisions of this paragraph, then the Subtenant shall vacate by the date set forth in said Notice (the "Vacate Date") and if the Subtenant fails to vacate by the Vacate Date, then in addition to all other remedies, the Overtenant shall be entitled to recover all legal fees incurred in enforcing these terms, including reasonable attorneys fees and costs. In addition, the Subtenant shall be liable for use and occupancy in the amount of \$250 per day for each day after the Vacate Date until the Overtenant recovers possession of the apartment.

OVERTENANT: \_\_\_\_\_ SUBTENANT: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Print Name \_\_\_\_\_

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#### New York Month to Month Rental Agreement (Tenancy at Will)

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_ (hereinafter referred to as "Landlord") and \_\_\_\_\_ (hereinafter referred to as "Tenant").

#### WITNESSETH:

WHEREAS, Landlord is the fee owner of certain real property being, lying and situated in \_\_\_\_\_ County, New York, such real property having a street address of \_\_\_\_\_ (hereinafter referred to as the "Premises");

WHEREAS, Landlord desires to lease the Premises to Tenant upon the terms and conditions as contained herein, and

WHEREAS, Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein;

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

- TERM.** This Agreement shall commence on \_\_\_\_\_ ("Commencement Date") (check either A or B).  
Blank to Month: This Agreement shall continue as a month-to-month tenancy. If at any time Tenant desires to terminate the tenancy, Tenant may do so by providing to Landlord written notice of intention to terminate. Such notice to terminate must be provided to Landlord at least 30 days prior to the desired date of termination of the tenancy. If at any time Landlord desires to terminate the tenancy, Landlord may do so by providing to Tenant such written notice of intention to terminate at least 30 days prior to the desired date of termination of the tenancy. Notice to terminate may be given on any calendar day, irrespective of Commencement Date.
  - RENT.** Under the terms of this Agreement, Tenant shall consist of all monetary obligations owed to Landlord by Tenant in accordance with this Agreement, however, the Security Deposit shall not be considered Rent. Tenant shall pay to Landlord \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_) per month as Rent for the Term of this Agreement. Due date for Rent payment shall be the 1st day of each calendar month and shall be paid in advance for that month. Rent shall be paid on the 1st day of each calendar month and delivered on the 2nd day of each calendar month. In the event that the Commencement Date is not the 1st of the calendar month, Rent payment shall be made on the Commencement Date and be provided in advance on a 30-day period.  
Alternative forms of payment of Rent to Landlord shall be (check all that apply): \_\_\_\_\_ personal check, money order, \_\_\_\_\_ cashier's check, or \_\_\_\_\_ other \_\_\_\_\_.  
Payment shall be made to Landlord under the following name and address: \_\_\_\_\_
- In the event that any payment by Tenant is returned for insufficient funds ("NSF") or if Tenant stops payment, Landlord may require in writing that Tenant pay Rent in cash for three months, and that all future Rent payments shall be made by Tenant to Landlord by money order or cashier's check.
- SECURITY DEPOSIT.** As a security deposit, Tenant shall deposit with Landlord the sum (not to exceed the equivalent of one month's rent) of \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_) the receipt of which is hereby acknowledged by Landlord. The parties hereto shall sign the appropriate provision.  
(Initial after only one of the following two provisions.)  
If the Premises is a house, duplex, or an apartment in a building with five or fewer units, then the following provision shall apply. Such security deposit shall be returned to Tenant, without interest, and less any net of the damages to the Premises upon the termination of this Agreement. In the event that Landlord shall at any time apply any of such security deposit by order of a court, the said fee, or to repair damage caused by the Premises, then, upon the request of Landlord to Tenant specifying the amount so applied, Tenant shall immediately deposit with Landlord, or an additional security deposit, the amount so applied, so that the security deposit held by Landlord shall at all times during the

State of New York

## NEW YORK LEASE AGREEMENT

This Lease Agreement (this "Agreement") is made this \_\_\_\_\_, 20\_\_\_\_ by and between:

**Landlord:** \_\_\_\_\_ ("Landlord") AND

**Tenant(s):** \_\_\_\_\_ ("Tenant").

In the event there is more than one Tenant, each reference to "Tenant" shall apply to each of them, jointly and severally. Each Tenant is jointly and severally liable to Landlord for payment of rent and performance in accordance with all other terms of this Agreement. Each Landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties."

- Premises.** The premises leased is a/an  apartment  house  condominium  room  townhouse  duplex  semi-detached house  other: \_\_\_\_\_ with:  
(a) \_\_\_\_\_ bedroom(s)  
(b) \_\_\_\_\_ bathroom(s)  
(c) \_\_\_\_\_ parking space(s)  Parking is not included with the Premises

located at \_\_\_\_\_, City of \_\_\_\_\_, State of \_\_\_\_\_,  
(the "Premises").

**Storage:**  
 The Premises includes the following storage space: \_\_\_\_\_.

**Furnishings: (check one)**  
 The Premises is NOT furnished.  
 The Premises includes the following furnishings: \_\_\_\_\_.

**Additional description of the premises:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. Agreement to Lease.** Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the Premises.

**3. Term.** This Agreement shall be considered a: (check one)

- Fixed Lease.** This Agreement will be for a term beginning on \_\_\_\_\_, 20\_\_\_\_ and ending on \_\_\_\_\_, 20\_\_\_\_ (the "Term"). At the end of the Term:  
 A month-to-month holdover tenancy will be created. If Landlord accepts a rent payment from Tenant, other than past due rent or additional rent, after the Term expires, both parties understand that a month-to-month holdover tenancy will be created at the agreed upon monthly rent, unless proper notice has been served as required by applicable laws. If either Tenant or Landlord wishes to end the month-to-month tenancy, such Party must provide at least thirty (30) days' written notice before the desired termination date.



notice of whether or not a sprinkler system exists. Stove Knob Covers (NYC Admin Code § 27-2046.4(a)) (NYC ONLY) – For tenants with children under six (6) years of age, the landlord must provide knob covers for gas-powered stoves. Window Guards (NYC Admin Code § 27–2043.1) (NYC ONLY) – In the City of New York if a tenant has a child that is ten (10) years of age or younger the landlord is required to fit the apartment with window guards. Access There is no State law that requires the landlord to give any type of notice before entering the tenant’s space for any type of repair or non-emergency issue. Security Deposits Interest (§ 7-103(2-a)) – If the tenant is living in a building that has at least six (6) residential units then the landlord is required to deposit the Security Deposit into an interest-bearing account. The benefit of the interest shall be to the tenant upon vacating the property at the end of the lease. Maximum (Emergency Tenant Protection Act 576/74(f)) – The landlord may charge up to one (1) month’s rent. Returning (§ 7-108(e)) – The landlord must give the funds back within fourteen (14) days after the tenant has vacated the premises. If there are any funds that are held by the landlord then the tenant is required to receive a list of itemized deductions. (Video) What are the New York Rental Laws? Updated June 17, 2022A New York standard residential lease agreement is a form that allows a landlord and tenant to enter into a legally binding arrangement for leasing residential space. The term “standard” means a fixed term that usually lasts for a one (1) year period but can be for any time period agreed by the parties. Once a prospective tenant shows interest in a residential space, the landlord will verify their credentials with a rental application and, if approved, will write a lease and prepare the property for occupancy. Laws – Article 7: (Landlord and Tenant) Handbooks – New York Tenants’ Rights Guide & Tenant Protection Act of 2019 Guide Required Disclosures The New York residential lease agreement (“rental agreement”) is a written contract for the exchange of the temporary use of a residential property for regular, periodic payments (“rent”). Once signed by the landlord and tenant, the document becomes legally binding for both parties. New York Lease Agreement Disclosures The below disclosures are required for all residential lease agreements in New York. Operative Fire Sprinkler System Notice Applicable to all residential leases. All rental agreements in New York must include a conspicuous notice (written in bold face font) about whether the property has a functioning operative fire sprinkler system. If there is a system in place, the lease must include the date of maintenance and inspection. The below is an example of a disclosure to include: FIRE SPRINKLER SYSTEM. This rental property or dwelling unit is [ ] Equipped with a functioning fire sprinkler system [ ] NOT equipped with a functioning fire sprinkler system For functioning systems, the maintenance history is as follows: Security Deposit Holdings Disclosure Applicable to any rental agreements where the landlord collects a security deposit. If a New York landlord asks for a security deposit, they must provide a written disclosure of how those security deposit funds will be kept while the tenant is renting the property. This disclosure must include the name of the holding institution, the location of the holding, and the sum of the holding. It may also include the account number. Download: New York Security Deposit Holdings Disclosure Form (PDF) Certificates of Occupancy Before signing a rental agreement, the owner of the rental property (consisting of three or fewer rental units) shall provide conspicuous notice in bold face type as to whether a certificate of occupancy (if required by law) is currently valid. This certificate ensures that all building codes are met, fees owed to the Department have been paid, and all the paperwork has been completed. New buildings must have a Certificate of Occupancy and existing buildings shall have a current Certificate of Occupancy. Any building that was built before 1938 is not required to have a Certificate of Occupancy, unless it has changed its use. Owners who provide the tenant with an actual copy of the valid certificate of occupancy shall be deemed to have complied. Lead-Based Paint Disclosure Applicable to any rental units built prior to 1978. It is a federal law in the United States that any home built prior to 1978 must disclose the risks posed by lead-based paints. This law requires landlords in New York to: Download: New York Lead-Based Paint Disclosure Form (PDF) Additional Mandatory Disclosures in New York City Bed Bug Disclosure (applicable to all rental units in NYC) The New York City Department of Housing Preservation and Development (HPD) lists bed bugs as a Class B violation and the landlord must eradicate the bed bugs. This disclosure must include a one-year history of bed bug infestation and the building it is located in. Units with bed bugs may not be rented out. Download: New York City Bed Bug Disclosure Form (PDF) Stovetop Protections Notice (applicable to rental units in a multiple dwelling, other than a dwelling unit in a multiple dwelling owned as a condominium or cooperative and used as the primary residence of the landlord) Landlords must provide an annual notice to each tenant regarding the landlord’s obligation to provide permanent stove safety knobs with integrated locking mechanism or stove knob covers. This notice will inform the tenant of their option to request permanent stove safety knob with integrated locking mechanisms or stove knob covers. The tenant shall notify the landlord in writing of what they want. Signed Lease Agreement (applicable to all rent stabilized units) – The landlord must provide the tenant with a copy of the signed lease agreement within 30 days of tenancy. Optional Disclosures & Addendums (Recommended) The below lease agreement disclosures and addendums are not required by New York law. These disclosures can be helpful to include to help reduce future conflicts with tenants or reduce legal liability for landlords. Optional Disclosure How the Disclosure is Helpful Asbestos. This disclosure informs tenants if there is asbestos at the property. If there is asbestos a tenant can take certain precautions to minimize the chance of disturbing the asbestos fibers. Landlord’s Name & Address. Creates a line of communication for important notices and demands between tenant and landlord. Landlords or any authorized individual to act on behalf of the property should provide contact information (including their address) within or alongside the lease. Late/Returned Check Fees. Landlords should disclose if they will charge a late fee or a returned check fee in the lease agreement. In New York there is a late fee limit which is either \$50 or 5% of the rent amount, whichever is greater. Returned check fees are limited to \$20 per bad check. Medical Marijuana Use. Inform tenants if medical marijuana use on the property is permissible. Some state laws allow landlords to restrict marijuana usage to non-smoking methods only or inform tenants of designated smoking areas to not interfere with other tenants’ enjoyment of the premises. Mold Disclosure. Informing the tenant of the current mold status of a property protects the landlord against future liability of mold damages. Move-in Checklist. A move-in checklist holds the tenant accountable for future damages that they may cause. Non-Refundable Fees. A non-refundable charge must be written in the lease agreement. If a non-refundable charge is not written in the lease, the tenant may be subject to a refund upon termination of the lease. Shared Utilities Arrangements. For rental units with shared utilities, a landlord should disclose the specifics of how they are shared, and how each party’s bill is calculated. Providing this information to tenants will give them a reasonable expectation of what they owe each month. Smoking. Inform tenants of designated smoking areas to not interfere with other tenants’ enjoyment of the premises. Consequences of Not Including Mandatory Disclosures Disclosures outline the important health, safety, and property information and vary by state. If a landlord does not provide the tenant with the federally or state-mandated disclosures, they could face legal repercussions or monetary penalties. If a landlord fails to disclose the lead-based paint hazard disclosure, they can face fines of up to \$18,364 per violation. (24 CFR § 30.65) It’s best to check with your local and state laws on which disclosures you must provide to your tenant. 1 NY Real Prop L § 231-A (2019) ...1. Every residential lease shall provide conspicuous notice in bold face type as to the existence or non-existence of a maintained and operative sprinkler system in the leased premises. ... 3. If there is a maintained and operative sprinkler system in the leased premises, the residential lease agreement shall provide further notice as to the last date of maintenance and inspection... 2 NY Housing Maintenance Code §27–2018.1(a) ...For housing accommodations subject to this code, an owner shall furnish to each tenant signing a vacancy lease, a notice in a form promulgated or approved by the state division of housing and community renewal that sets forth the property’s bedbug infestation history for the previous year regarding the premises rented by the tenant and the building in which the premises are located... 3 NY Gen Oblig L § 5-328 (2018) ... (a) The holder of a dishonored check given in payment for a consumer transaction or an account may collect from, charge, or add to the outstanding balance of the account of, the person from whom such check was received or to whom such credit was extended, a dishonored check charge of not more than the lesser of the amount agreed upon, if contracted for, or twenty dollars...

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