

**09.01.2025 – Sundance Copy – All must sign
Rental/Lease Agreement – Sundance Town Homes – FILLABLE
Main office - 1912 Word Cv, Apt C, Jonesboro AR 72401**

The following individual(s) are the responsible party(s) to the terms of this agreement.

Agrees to rent/lease property at the address

Jonesboro, AR 72401

For a period of _____ Months. The Rental/Lease will begin on

_____ and will continue through _____ and renews for one month thereafter at managements discretion each month rent is paid in full and current. Failure to bring the rent up to date terminates this lease and may result in eviction or a substantial increase in rent.

Written notice is required from the tenant with a specific date of departure at least 30 days prior for the lease to terminate. This lease may be terminated without cause in writing with 60 days notice by Sundance Town Homes management.

HOUSE RULES: RESIDENT shall comply with all house rules as stated on separate addendum, but which are deemed part of this rental agreement, and a violation of any of the house rules is considered a breach of this agreement.

The rent will be paid in monthly installments in advance in the amount of

_____ Basic Rent (\$929)

_____ Rent w/Washer Dryer (\$979)

_____ Pet fee (\$20 per pet Monthly) (does not apply to vaccinated medically necessary support animals)

_____ Total Monthly _____ **(NO CASH ACCEPTED)**

_____ **DOLLARS**

A nonrefundable Cleaning Fee of **\$350 – Three Hundred fifty dollars** required when signing lease.

A late charge of \$10 a day (minimum \$50) will be assessed for each day the rent is not paid past the 5th business day a month and will be due with the current months rent. If not paid then an eviction notice will be served and you will be expected to find housing elsewhere.

The landlord will provide, water, sewer, garbage pick-up, and lawn maintenance. Basic / Expanded Cable / Internet is included in all leases after 08/01/2011 unless exception noted.

No pets of any kind are allowed. If pets are found inside without prior authorization by management, tenants will be assessed a pet fee of \$400, rent will increase \$30 a month. The current lease will be terminated and replaced with a 3 month non-renewable lease or the tenant could be asked to vacate the property.

ALL ANIMALS MUST HAVE VACCINATION RECORDS!

Illegal activities are not condoned or allowed. The goal of this small community is to live in a safe, clean enjoyable pleasant living environment. Do not sign this lease if you do not share this goal.

Special exceptions to this rental/lease agreement. _____

Tenants Contact number: () _____ () _____

Tenant Signature

Date

Landlord / Supervisor

Date

Tenant Signature

Date

Lease 2bdr 1 ½ bath or 2bdr 1 bath – 09/01/2025 All SUNDANCE UNITS – Fillable – Sundance Copy

THERE IS an 13 PAGE ADDENDUM TO THIS LEASE. _ Please read before signing.

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Return this page

Sundance Town Homes

Rental/Lease Agreement Addendum dated September 01, 2025

Residents are asked to follow a code of conduct that helps Sundance Town Homes provide a safe, secure, clean quiet living environment to be enjoyed by all who live here. Sundance Management strives to create a small community with affordable housing and outstanding residential services for ALL it residents. Anyone not wishing to participate in this shared goal should seek housing elsewhere.

By signing below, you are buying into this entire agreement of understanding.
Thank you for choosing Sundance Town Homes as your place to live in Jonesboro!

Tenant's Printed Name: _____ Date: _____

Signature _____

2nd Tenant's Printed Name: _____ Date: _____

2nd Signature _____

3rd Tenant's Printed Name: _____ Date: _____

3rd Signature _____

4th Tenant's Printed Name: _____ Date: _____

4th Signature _____

Sundance Representative.

Title _____

Date _____

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