



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
(NOTICE: For use only when SELLER occupies the property for no more than 90 days AFTER the closing)

12-04-06

SELLER'S TEMPORARY RESIDENTIAL LEASE

- 1. PARTIES: The parties to this Lease are ...
2. LEASE: Landlord leases to Tenant the Property described in the Contract between Landlord as Buyer and Tenant as Seller known as ...
3. TERM: The term of this Lease commences on the date the sale covered by the Contract is closed and funded and terminates ...
4. RENTAL: Tenant shall pay to Landlord as rental \$ ... per day ...
5. DEPOSIT: Tenant shall pay to Landlord at the time of funding of the sale \$ ... as a deposit to secure performance of this Lease by Tenant.
6. UTILITIES: Tenant shall pay all utility charges except ...
7. USE OF PROPERTY: Tenant may use the Property only for residential purposes.
8. PETS: Tenant may not keep pets on the Property except ...
9. CONDITION OF PROPERTY: Tenant accepts the Property in its present condition and state of repair at the commencement of the Lease.
10. ALTERATIONS: Tenant may not alter the Property or install improvements or fixtures without the prior written consent of the Landlord.
11. SPECIAL PROVISIONS: it is common for Seller to rent home from the Buyer, for a daily rate that is equal to the Buyers daily PITI payment, which is usually much greater than the seller was paying for their payment prior to selling, however, it is usually less than comparable hotels and storage.
12. INSPECTIONS: Landlord may enter at reasonable times to inspect the Property.
13. LAWS: Tenant shall comply with all applicable laws, restrictions, ordinances, rules and regulations with respect to the Property.
14. REPAIRS AND MAINTENANCE: Except as otherwise provided in this Lease, Tenant shall bear all expense of repairing and maintaining the Property, including but not limited to the yard, trees and shrubs, unless otherwise required by the Texas Property Code.

Initialed for identification by Landlord ... and Tenant ...

TREC NO. 15-4

