

# Blumberg T 186 Lease Form

**55** — Apartment form, comprehensive form, rules, provisions, plain English, form, 11/86  
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**LEASE AGREEMENT**

The Landlord and Tenant agree to lease the Apartment for the Term and at the Rent stated on these terms:

**LANDLORD:** \_\_\_\_\_ **TENANT:** \_\_\_\_\_

Address for Notices: \_\_\_\_\_

Apartment (and terrace, if any) \_\_\_\_\_ at \_\_\_\_\_  
Block \_\_\_\_\_

<b>Lease date:</b> _____	<b>Term beginning ending</b> _____	<b>Yearly Rent</b> \$ _____
<b>Broker*</b> _____		<b>Monthly Rent</b> \$ _____
		<b>Security</b> \$ _____

**Rider** Additional terms on \_\_\_\_\_ page(s) initiated at the end by the parties is attached and made a part of this Lease.

**1. Use.** The Apartment must be used only as a private Apartment to live in as the primary residence of the Tenant and for no other reason. Only a party signing this Lease may use the Apartment. This is subject to Tenant's rights under the Apartment Sharing Law and to limits on the number of people who may legally occupy an Apartment of this size.

**2. Failure to give possession.** Landlord shall not be liable for failure to give Tenant possession of the Apartment on the beginning date of the Term. Rent shall be payable as of the beginning of the Term unless Landlord is unable to give possession. Rent shall then be payable as of the date possession is available. Landlord must give possession within a reasonable time. If not, Tenant may cancel and obtain a refund of money deposited. Landlord will notify Tenant as to the date possession is available. The ending date of the Term will not change.

**3. Rent, added rent.** The rent payment for each month must be paid on the first day of that month at Landlord's address. Landlord need not give notice to pay the rent. Rent must be paid in full without deduction. The first month's rent is to be paid when Tenant signs this Lease. Tenant may be required to pay other charges to Landlord under the terms of this Lease. They are called "added rent." This added rent will be billed and is payable as rent, together with the next monthly rent due. If Tenant fails to pay the added rent on time, Landlord shall have the same rights against Tenant as if Tenant failed to pay rent.

**4. Notices.** Any bill, statement or notice must be in writing. If to Tenant, it must be delivered or mailed to the Tenant at the Apartment. If to Landlord it must be mailed to Landlord's address. It will be considered delivered on the day mailed or if not mailed, when left at the proper address. A notice must be sent by certified mail. Each party must accept and claim the notice given by the other. Landlord must notify Tenant if Landlord's address is changed.

**5. Security.** Tenant has given security to Landlord in the amount stated above. The security has been deposited in the Bank named above and delivery of this Lease is notice of the deposit. If the Bank is not named, Landlord will notify Tenant of the Bank's name and address in which the security is deposited.

If Tenant does not pay rent or added rent on time, Landlord may use the security to pay for rent and added rent then due. If Tenant fails to timely perform any other term in this Lease, Landlord may use the security to pay for the cost of any damages Landlord suffers because of Tenant's failure. If the Landlord uses the security Tenant, shall, upon notice from Landlord, send to Landlord an amount equal to the sum used by Landlord. That amount is due, when billed, as rent. At all times Landlord is to have the amount of security stated above.

If Tenant fully performs all terms of this Lease, pays rent on time and leaves the Apartment in good condition on the last day of the Term, then Landlord will return the security being held.

If Landlord sells or leases the Building, Landlord may give the security to the buyer or lessee. In that event Tenant will look only to the buyer or lessee for the return of the security and Landlord will be deemed released. The Landlord may use the security as stated in this section. Landlord may put the security in any place permitted by law. Tenant's security will bear interest only if required by law. Landlord will give Tenant the interest when Landlord is required to return the security to Tenant. Any interest returned to Tenant will be less the sum

Landlord is allowed to keep for expenses. Landlord need not give Tenant interest on the security if Tenant is in default.

**6. Services.** Landlord will supply: (a) heat as required by law, (b) hot and cold water for bathroom and kitchen sink, (c) use of elevator, if any, and (d) cooling if central air conditioning is installed. Landlord is not required to install air-conditioning. Stopping or reducing of service(s) will not be reason for Tenant to stop paying rent, to make a money claim or to claim eviction. Tenant may enforce its rights under the warranty of habitability. Damage to the equipment or appliances supplied by Landlord, caused by Tenant's act or neglect, may be repaired by Landlord at Tenant's expense. The repair cost will be added rent.

Tenant must pay for all electric, gas, telephone and other utility services used in the Apartment and arrange for them with the public utility company. Tenant must not use a dishwasher, washing machine, dryer, freezer, heater, ventilator, air cooling equipment or other appliance unless installed by Landlord or with Landlord's written consent. Tenant must not use more electric than the wiring or feeders to the Building can safely carry.

Landlord may stop service of the plumbing, heating, elevator, air cooling or electrical systems, because of accident, emergency, repairs, or changes until the work is complete.

If Landlord wants to change a person operated elevator to an automatic elevator, Landlord may stop service on 10 days' notice. Landlord will then have a reasonable time to begin installation of an automatic type elevator.

**7. Alteration.** Tenant must obtain Landlord's prior written consent to install any paneling, flooring, "built in" decorations, partitions, railings, or make alterations or to paint or wallpaper the Apartment. Tenant must not change the plumbing, venting, air conditioning, electric or heating systems. If consent is given, the alterations and installations shall become the property of Landlord when completed and paid for. They shall remain with and as part of the Apartment at the end of the Term. Landlord has the right to demand that Tenant remove the alterations and installations before the end of the Term. The demand shall be by notice, given at least 15 days before the end of the Term. Tenant shall comply with the demand at Tenant's own cost. Landlord is not required to do or pay for any work unless stated in this Lease.

If a lien is filed on the Apartment or Building for any reason relating to Tenant's fault, Tenant must immediately pay or bond the amount stated in the Lien. Landlord may pay or bond the lien if Tenant fails to do so within 20 days after Tenant has notice about the Lien. Landlord's costs shall be added rent.

**8. Repairs.** Tenant must take good care of the Apartment and all equipment and fixtures in it. Landlord will repair the plumbing, heating and electrical systems. Tenant must, at Tenant's cost, make all repairs and replacements whenever the need results from Tenant's act or neglect. If Tenant fails to make a needed repair or replacement, Landlord may do it. Landlord's reasonable expense will be added rent.

**9. Fire, accident, defects, damage.** Tenant must give Landlord prompt notice of fire, accident, damage or dangerous or defective condition. If the Apartment can not be used because of fire or other casualty, Tenant is not required to pay rent for the time the Apartment is unusable. If part of the Apartment can not be used, Tenant must pay rent for the usable part. Landlord shall have the right to decide which part of the Apartment is usable. Landlord need only repair the damaged

\*If no broker, insert "None."

Blumberg T 186 Lease Form is a crucial document in the realm of real estate, particularly for landlords and tenants in the United States. It serves as a standardized lease agreement, outlining the terms and conditions of renting residential property. This article delves into the importance, structure, and specific features of the Blumberg T 186 lease form, along with practical tips on its usage.

## Understanding the Blumberg T 186 Lease Form

The Blumberg T 186 lease form is designed to facilitate a clear and comprehensive rental agreement between landlords and tenants. By using this form, both parties can avoid misunderstandings and ensure that their rights and responsibilities are clearly defined.

# **The Purpose of the Blumberg T 186 Lease Form**

1. Legal Protection: The lease form serves as a binding legal agreement that protects both the landlord and tenant.
2. Clarity of Terms: It clearly outlines the rental terms, including the duration of the lease, rental amount, and payment due dates.
3. Compliance with Local Laws: The form is designed to comply with local real estate laws and regulations, providing peace of mind for both parties.

## **Key Components of the Blumberg T 186 Lease Form**

The Blumberg T 186 lease form consists of several essential sections, each addressing specific aspects of the rental agreement. Below are the key components:

1. Parties Involved: This section identifies the landlord and tenant, including their names and contact information.
2. Property Description: A detailed description of the rental property, including the address and any specific features or amenities.
3. Lease Term: The duration of the lease, including the start and end dates.
4. Rent Payment Terms: This section specifies the monthly rent amount, payment due dates, and acceptable payment methods.
5. Security Deposit: Details regarding the security deposit, including the amount and conditions for its return.
6. Utilities and Maintenance: Clarification on which party is responsible for utilities and property maintenance.
7. Rules and Regulations: Any specific rules that tenants must adhere to during their stay.
8. Termination Clause: Conditions under which either party may terminate the lease.
9. Signatures: Space for both parties to sign and date the agreement, indicating their acceptance of the terms.

## **Benefits of Using the Blumberg T 186 Lease Form**

Utilizing the Blumberg T 186 lease form comes with several advantages that enhance the rental experience for both landlords and tenants.

## **Standardization**

- Uniformity: The form offers a standardized approach to lease agreements, making it easy for landlords and tenants to understand their obligations.
- Consistency: By using a consistent form, landlords can streamline their leasing process, leading to increased efficiency.

## **Legal Compliance**

- State-Specific Provisions: The form often contains provisions that comply with state laws, reducing the risk of legal disputes.
- Updated Regulations: Blumberg forms are periodically updated to reflect changes in real estate laws, ensuring that both parties are protected.

## **Time-Saving**

- Quick Completion: The structured format allows for quicker completion of lease agreements.
- Reduced Legal Fees: Having a solid lease form can reduce the need for legal consultations, saving money for both parties.

## **Common Issues and Considerations**

While the Blumberg T 186 lease form is an effective tool, there are common issues and considerations that landlords and tenants should be aware of.

## **Negotiating Terms**

- Flexibility: While the form provides a framework, it is essential for both parties to discuss and negotiate specific terms that may require adjustments.
- Addendums: If additional terms are agreed upon, consider drafting an addendum to the original lease to ensure clarity.

## **Understanding Local Laws**

- Regional Variations: Landlords should ensure that they are aware of any local laws that may affect the lease agreement.
- Consultation: If unsure about specific legal requirements, consulting a local real estate attorney can provide valuable guidance.

## Document Storage

- Keep Copies: Both parties should retain copies of the signed lease for their records.
- Digital Storage: Consider storing a digital copy of the lease for ease of access and backup.

## How to Complete the Blumberg T 186 Lease Form

Completing the Blumberg T 186 lease form requires careful attention to detail to ensure that all necessary information is accurately included.

### Step-by-Step Guide

1. Read the Entire Form: Before filling it out, read through the entire document to understand all terms and conditions.
2. Fill in the Parties' Information: Enter the full names and contact details of both the landlord and tenant.
3. Describe the Property: Provide a detailed description of the rental property, including any special features.
4. Specify Lease Duration: Clearly state the start and end dates of the lease term.
5. Detail Rent Payment Terms: Include the monthly rent amount, due dates, and payment methods.
6. Outline Security Deposit Terms: Specify the security deposit amount and conditions for its return.
7. List Utilities and Maintenance Responsibilities: Clearly state who is responsible for utilities and maintenance tasks.
8. Review Rules and Regulations: Include any property-specific rules that tenants must follow.
9. Termination Clause: Ensure that the termination conditions are clear and legally compliant.
10. Sign and Date the Form: Both parties must sign and date the lease to make it legally binding.

## Conclusion

The Blumberg T 186 lease form is an invaluable resource for both landlords and tenants. By providing a standardized, legally compliant framework for rental agreements, it helps minimize misunderstandings and protects the rights of both parties. Understanding the components, benefits, and proper usage of this lease form is essential for a successful rental experience. Whether you are a seasoned landlord or a first-time tenant, a thorough knowledge of the Blumberg T 186 lease form can significantly enhance your rental dealings and ensure a harmonious landlord-tenant relationship.

## Frequently Asked Questions

### What is the Blumberg T 186 lease form used for?

The Blumberg T 186 lease form is a standard lease agreement used primarily for residential rental properties, outlining the rights and responsibilities of both landlords and tenants.

## How can I obtain a Bloomberg T 186 lease form?

You can obtain the Bloomberg T 186 lease form from various legal stationery stores, online legal document services, or directly from Bloomberg's official website.

## What key information is included in the Bloomberg T 186 lease form?

The Bloomberg T 186 lease form typically includes details such as the names of the parties involved, property address, lease term, rent amount, security deposit, and terms regarding repairs and maintenance.

## Is the Bloomberg T 186 lease form customizable?

Yes, the Bloomberg T 186 lease form can be customized to suit specific rental agreements by adding clauses or modifying existing ones, as long as both parties agree to the changes.

## What should I consider before using the Bloomberg T 186 lease form?

Before using the Bloomberg T 186 lease form, consider local laws and regulations regarding lease agreements, as well as any specific requirements that may need to be included based on your jurisdiction.

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Mark Blumberg is a lawyer at the law firm Blumbergs Professional Corporation (Blumbergs) in Toronto and works almost exclusively advising non-profits and registered charities on their ...

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Mark Blumberg is a lawyer at the law firm Blumbergs Professional Corporation in Toronto and works almost exclusively in the areas of non-profit and charity law.

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