

## **MODEL AGREEMENT**

### **Agree to Delay if Tenant Pays Partial Rent**

Suppose the tenant asks for a second delay of the case. He owes a total of \$2,000, but claims that he's entitled to a rent abatement of 25 percent because of a leaky faucet that he claims you never fixed. Your agreement could say something like this:

#### **PARTIAL RENT AGREEMENT**

Owner consents to Tenant's request for an adjournment until July 13, 2011. In exchange, Tenant agrees to pay Owner the undisputed amount of \$1,500 in back rent owed by July 7, 2011. If Tenant does not pay the undisputed amount of \$1,500 by July 7, 2011, Owner is entitled to a judgment in the sum of \$2,000 representing the full amount of rent owed. No further applications by Tenant for an adjournment will be entertained.