

RESIDENTIAL PROPERTY LEASE AGREEMENT

1. DESCRIPTION OF THE PARTIES AND PREMISES

On this ____ day of _____, 20____, _____ (Owner/Manager) does hereby lease to _____ (Tenant), for use by members of Tenant's household, the unit described below:

ADDRESS:

The members of Tenant's household who will live with Tenant in the dwelling unit are:

2. TERMS AND RENEWAL

The initial term of this lease shall begin: _____ 20____ and ends at midnight on _____ 20____. The lease will not be renewed unless Tenant notifies the owner at least 30 days in advance and Owner/Manager agrees to renew it.

3. AMOUNT AND DUE DATE OF RENTAL PAYMENTS AND LATE CHARGES

- a) The monthly rent shall be \$_____.
- b) Each month, beginning _____, 20____, monthly rent shall be due and payable by the 1st day of the month, or the next working day thereafter in the event the due date is a Saturday, Sunday, or holiday.
- c) A charge of \$5/day will be made as a penalty for late payments received after the 1st day of the month, or the next working day thereafter in the event the due date is a Saturday, Sunday, or holiday, unless Tenant has informed Owner/Manager of good cause for the late rent in advance and it is agreed by Owner/Manager.

4. RENT INCREASE

Owner/Manager may not increase the monthly rent amount during a lease term. Owner/Manager may increase the monthly rent amount effective as of the end of a lease term, but only if:

- a) Owner/Manager provides Tenant with at least 60 days prior notice of the proposed rent increase;
- b) Owner/Manager and Tenant sign an addendum to this lease that implements the proposed rent increase.

5. SECURITY DEPOSIT

Tenant agrees to pay \$_____ as a security deposit to be used by Owner/Manager toward reimbursement of the cost of repairing any damage (other than ordinary wear and tear) to the dwelling caused by Tenant, members of the household, or persons on the premises with the consent of Tenant or members of the household, and any rent or other charges owed by Tenant.

If everything is ok (no owed rent or reimbursement of the costs indicated above), the security deposit may be used to pay the rent of last month. Otherwise, the security deposit may not be used to pay rent or other charges while Tenant occupies the dwelling. In this case, Owner/Manager agrees to return the security deposit to Tenant within thirty days after Tenant vacates, less any deductions for any of the costs indicated above.

6. UTILITY SERVICES

T=Tenant; O=Owner/Manager (check one):

- a) Gas will be supplied by _____ T; _____ O
- b) Electricity (cooking & lights) will be supplied by _____ T; _____ O
- c) Water will be supplied by _____ T; _____ O
- d) Shared phone, TV cable & internet access by _____ T; _____ O

Tenant agrees to have consent of Owner before using any special electrics (except computers, printers, and common kitchen electrics) or using any electrics, which is designed to use 220v electricity.

7. APPLIANCE

T=Tenant; O=Owner/Manager (check one):

- a) The stove for the dwelling unit will be applied by _____ T; _____ O
- b) The refrigerator will be supplied by _____ T; _____ O
- c) Other additional appliance supplied by Owner includes a bed, a desk, a turning chair and _____, as it is as Tenant sees before signing the lease.

8. OCCUPANCY OF THE DWELLING

Consent by Owner/Manager is required before any person who is not listed as Tenant or as the member of the household on the lease want to stay overnight, no matter the person is just a visitor for a few nights or expects to occupy the dwelling as a full time resident.

9. TENANT OBLIGATIONS

A. Tenant shall do all of the following:

- a) Keep that part of the premises that he/she occupies and uses safe and sanitary.
- b) Dispose of all rubbish, garbage, and other waste in a clean, safe, and sanitary manner. Recyclable garbage shall be sorted according to the governmental requirements, including papers for Grey-bin, aluminum containers and plastic bottles etc. for Blue-bin, and organic garbage for Green-bin.
- c) Keep all plumbing fixtures in the dwelling unit or used by him/her as clean as their condition permits.
- d) Use and operate all electrical and plumbing fixtures properly.
- e) Comply with the requirements imposed on tenants by all applicable state and local housing, health, and safety codes.
- f) Personally refrain and forbid any other person who is on the premises with his/her permission from intentionally or negligently destroying, defacing, damaging, or removing any fixture, appliance, or other part of the premises.
- g) Conduct himself/herself and require other persons on the premises with his/her consent to conduct them in a manner that will not disturb his or her housemates' and neighbors' peaceful enjoyment of the premises.
- h) Conduct himself/herself and require persons in his/her household and persons on the premises with his/her consent to conduct themselves, in connection with the premises, so as not to violate the prohibitions by governmental laws and regulations.
- i) No smoking in the dwelling unit and inside any place of the building.
- j) Pay rent on time.
- k) Not provide accommodations for any one who is not listed as Tenant or as the member of the household on the lease.
- l) Tenant agrees not to maintain any animals or pets on the premises.
- m) Be responsible for any damage to the premises beyond normal wear and tear.
- n) Notify Owner/Manager promptly of known need for repairs to the dwelling.
- o) Refrain from illegal activity that impairs the physical or social environment of the dwelling.

B. Tenant shall not unreasonably withhold consent for Owner/Manager to enter into the dwelling unit in order to inspect the premises, make ordinary, necessary, or agreed repair, decorations, alternations, or improvements,

supply necessary or agreed services, or exhibit the dwelling unit to prospective tenants (during the last 30 days), workmen, or contractors.

10. OWNER/MANAGER OBLIGATIONS

Owner/Manager shall do all of the following:

- a) Comply with the requirements of all applicable building, housing, health, and safety codes that materially affect health and safety.
- b) Make all repairs to put and keep the premises in a fit and habitable condition.
- c) Maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, and ventilating appliances, supplied by him/her.
- d) Supply running water and reasonable amount of hot water at all times. Supply reasonable heat in winter.
- e) Owner/Manager will arrange removal of garbage and waste from garbage bin, gray bin, blue bin and green bin.
- f) Except in the case of emergency or if it is impracticable to do so, give Tenant reasonable notice of his/her intent to enter and enter only at reasonable times. Twenty-four (24) hours is presumed to be a reasonable notice in the absence of evidence to the contrary. If an emergency occurs and Owner/Manager enters the dwelling unit, he/she shall, within two (2) days thereafter, notify Tenant of the date, time, purpose and result of such entry.

11. TERMINATION OR NON-RENEWAL OF THE LEASE

Tenant may elect to end the lease without cause after at least two-month stay or not to renew this lease at the end of any lease term. To do so, Tenant agrees to give Owner/Manager prior notice of not less than 30 days in advance of the proposed termination date. Tenant agrees to return the keys to the Owner/Manager when he/she vacates.

If there is any surplus of rent paid by Tenant after a notice of termination of 30-day in advance, Owner/Manager will refund the unused rent payment at the time no later than the termination date. If Tenant fails to notify Owner/Manager 30 days in advance, the rent charge since the date when Tenant gives Owner/Manger notice of termination will be equal to one-month rent, even though it may be less than one month (30 days) from the date of the notice to the date of termination.

During any lease term, Owner/Manager may terminate this lease for any serious tenant violations of the lease by giving Tenant prior notice of not less than 30 days in advance of the proposed termination date or, in the case of non-payment of rent or providing accommodation to anyone who is not listed as Tenant or member of the household on the lease, not less than 5 days in advance of the proposed termination date. Owner/Manager may elect not to renew this lease without cause at the end of any lease term by giving Tenant prior notice of not less than 30 days in advance of the proposed termination date.

When this lease requires notice by Tenant or Owner/Manager, the notice must be in writing. Tenant’s signature and Owner/Manager’s signature below acknowledge that both have read this Residential Lease, understand it, and agree to abide by the terms of said Lease.

Tenant:

_____, _____, _____
(Print Name) (Signature) (Date)

Owner/Manager:

_____, _____, _____
(Print Name) (Signature) (Date)