

Residential Lease Agreement

This Lease Agreement (the "Agreement") is made and entered into this 21st day of September, 2025, by and between **Rohit Soni** (the "Landlord") and **Amit Kumar** (the "Tenant").

1. PROPERTY The Landlord agrees to lease to the Tenant the property located at: **123 Innovation Drive, Techville, ST 54321** (the "Premises").

2. LEASE TERM The term of this lease shall be for a period of **12 months**, commencing on October 1, 2025, and ending on September 30, 2026.

3. RENT 3.1. The Tenant shall pay the Landlord a monthly rent of **\$2,400.00**. **3.2.** Rent shall be due and payable in full on or before the **5th day of each month**. **3.3. Late Fee:** In the event that rent is not paid by the due date, a penalty of **10% of the daily rent amount per day** shall be applied until the outstanding balance is paid in full.

4. SECURITY DEPOSIT Upon execution of this Agreement, the Tenant shall deposit with the Landlord the sum of **\$4,800.00**, equivalent to two months' rent, as security for the faithful performance of the terms of this lease.

5. UTILITIES The Tenant shall be responsible for arranging and paying for all utility services required on the Premises. **Utilities are not included** in the monthly rent.

6. MAINTENANCE AND REPAIRS The Tenant shall be responsible for all **minor repairs** and general maintenance of the Premises, including but not limited to replacing light bulbs and filters. The Landlord shall be responsible for major structural repairs.

7. PETS A **pet policy is included**. The Tenant is permitted to keep up to two (2) domestic pets on the Premises, subject to a one-time pet fee of \$250.

8. DEFAULT AND TERMINATION 8.1. Early Termination: An **early termination clause** is in effect. The Tenant may terminate this lease before the end of the term by providing 60 days' written notice and paying a fee equal to two months' rent. **8.2. Dispute:** Notwithstanding any other provision of this Agreement, the **Landlord may terminate this Agreement without notice in the case of any dispute** between the Landlord and Tenant.

This Agreement constitutes the entire agreement between the parties.

LANDLORD:

Rohit Soni

TENANT:

Amit Kumar

