

## LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into this 5th day of August, 2025, by and between:

### Landlord:

Name: John Smith

Address: 123 Main Street, Apt 4B, New York, NY 10001

Phone: (555) 123-4567

Email: [john.smith@example.com](mailto:john.smith@example.com)

### Tenant:

Name: Emily Johnson

Address: 456 Park Avenue, New York, NY 10016

Phone: (555) 987-6543

Email: [emily.johnson@example.com](mailto:emily.johnson@example.com)

## 1. PROPERTY LEASED

The Landlord leases to the Tenant the residential property located at: **123 Main Street, Apt 4B, New York, NY 10001** (the "Premises").

## 2. TERM OF LEASE

The lease term shall begin on **September 1, 2025**, and end on **August 31, 2026**.

## 3. RENT PAYMENT

- Monthly Rent: **\$2,500.00** (USD)
- Due Date: **1st of each month**
- Payment Method: **Bank Transfer (Zelle) to [john.smith@example.com](mailto:john.smith@example.com)**
- Late Fee: **\$50.00 if rent is not paid within 5 days of due date**

## 4. SECURITY DEPOSIT

The Tenant has paid a security deposit of **\$2,500.00**, refundable within **30 days** after lease termination, minus deductions for damages.

## 5. UTILITIES

The Tenant shall be responsible for:

- ☒ Electricity
- ☒ Internet
- ☒ Gas

The Landlord shall cover:

- ☒ Water
- ☒ Trash Collection

## 6. MAINTENANCE & REPAIRS

- Tenant must notify Landlord of needed repairs in writing.
- Landlord is responsible for structural and major appliance repairs.

## 7. SUBLETTING & OCCUPANCY

The Tenant **shall not** sublet the Premises without written consent from the Landlord.

**8. TERMINATION**

- Early termination requires **60 days' notice** and payment of **2 months' rent** as penalty.
- Landlord may terminate lease with **30 days' notice** for non-payment or lease violations.

**9. GOVERNING LAW**

This Agreement shall be governed by the laws of the State of **New York**.

**10. SIGNATURES**

**Landlord:**

\_\_\_\_\_

**John Smith**

Date: \_\_\_\_\_

**Tenant:**

\_\_\_\_\_

**Emily Johnson**

Date: \_\_\_\_\_