

HomeHopper

General Lease Policies and Terms for a Lease Agreement:

Introduction:

This document outlines the general policies and terms applicable to lease agreements entered into with HomeHopper, located in Chennai, for residential properties managed by our company. These policies are designed to foster a transparent and mutually respectful landlord-tenant relationship, ensuring a clear understanding of the rights and responsibilities of both parties. Specific details of individual lease agreements may vary based on the property and will be outlined in the separate Lease Agreement document.

1. Payment Policies:

- **Rent Due Date:** Rent is due on or before the fifth (5th) day of each calendar month, as specified in the individual Lease Agreement. Payments received after this date may incur a late payment fee.
- **Late Payment Fee:** A late payment fee of ₹ [Specify Amount] or [Specify Percentage]% of the overdue rent, whichever is higher, will be charged for payments received after the fifth (5th) day of the month.
- **Accepted Payment Methods:** HomeHopper currently accepts the following methods of payment:
 - * Online bank transfer to our designated account (details provided in the Lease Agreement).
 - * Payments via approved online payment portals (details provided by HomeHopper).
 - * Cheques made payable to "HomeHopper" (subject to realization). Cash payments are generally discouraged unless specifically agreed upon in writing.
- **Returned Funds Fee:** A fee of ₹ [Specify Amount] will be charged for any cheque returned due to insufficient funds or any failed electronic payment. The tenant will also be responsible for any bank charges incurred by HomeHopper due to the returned payment.

2. Maintenance and Repairs:

- **Tenant Responsibilities:** Tenants are responsible for maintaining the cleanliness of their leased premises, including regular cleaning of floors, bathrooms, kitchen areas,

and disposal of waste in accordance with building rules and local regulations. Tenants are also responsible for promptly reporting any maintenance issues to HomeHopper. Minor maintenance tasks such as replacing light bulbs, changing fuses (if accessible), and ensuring proper ventilation are the tenant's responsibility unless otherwise specified in the Lease Agreement.

- **Landlord Responsibilities:** HomeHopper is responsible for maintaining the structural integrity of the property, including walls, roofs, foundations, common areas, and essential building systems such as plumbing, electrical wiring, and elevators (if applicable), provided that the damage is not a result of tenant negligence or misuse.
- **Procedure for Reporting Maintenance Issues:** All maintenance requests must be submitted through our designated online portal ([Specify Website/Portal Address]) or via email to our Maintenance Department at [Specify Email Address]. For urgent issues that require immediate attention, tenants may also call our Maintenance Helpline at [Specify Phone Number] during business hours ([Specify Hours]).
- **Emergency Maintenance:** In the event of an emergency posing an immediate threat to life or property (e.g., fire, significant water leakage, electrical hazards), tenants should first contact the appropriate emergency services (Fire Brigade: 101, Police: 100) and then immediately notify HomeHopper's emergency contact person at [Specify Emergency Contact Number] (available 24/7).

3. Occupancy Guidelines:

- **Maximum Number of Occupants:** The maximum number of occupants permitted in the leased premises is strictly limited to the number specified in the Lease Agreement, taking into account the size and layout of the unit and local occupancy regulations.
- **Subleasing and Assignment:** Subleasing or assigning the Lease Agreement is strictly prohibited without the prior written consent of HomeHopper. Any unauthorized subletting or assignment will be considered a breach of the Lease Agreement. Requests for subletting or assignment must be submitted in writing to HomeHopper at least [Specify Number] days prior to the proposed arrangement and are subject to HomeHopper's approval, which may be withheld at our discretion.

4. Pet Policy:

HomeHopper's pet policy varies depending on the specific property. Tenants must disclose any intention to keep pets on the premises prior to signing the Lease Agreement. A separate Pet Addendum, if applicable, will outline whether pets are permitted, the types and sizes allowed, any associated pet fees or deposits (which are non-refundable unless stated

otherwise), and any specific rules regarding pet conduct and cleanliness. Unauthorized pets may result in penalties as outlined in the Lease Agreement.

5. Smoking Policy:

HomeHopper maintains a strict **no-smoking policy** inside all our residential properties, including balconies and common areas, unless explicitly designated otherwise in writing for a specific property. Violation of this policy may result in penalties as outlined in the Lease Agreement.

6. Alterations and Improvements:

Tenants shall not make any structural or cosmetic alterations or improvements to the leased premises, including painting, wallpapering, installing fixtures, or making any changes to the flooring or electrical/plumbing systems, without obtaining the prior written consent of HomeHopper. Any alterations approved in writing shall become the property of HomeHopper upon the termination of the lease, unless otherwise agreed upon in writing.

7. Landlord's Right of Entry:

HomeHopper or its authorized representatives reserve the right to enter the leased premises for reasonable purposes, including routine inspections, necessary repairs, maintenance, pest control, and showing the property to prospective tenants or buyers. Except in cases of emergency, HomeHopper will provide the Tenant with at least [Specify Number] hours of prior written notice (via email or other agreed-upon method) of such entry, conducted during reasonable hours.

8. Utilities and Services:

The responsibility for payment of utilities such as electricity, water, gas, and internet/cable services will be clearly specified in the individual Lease Agreement. Tenants are responsible for setting up accounts directly with the respective service providers and for the timely payment of all charges for the duration of their tenancy. HomeHopper will typically be responsible for common area lighting and maintenance unless otherwise stated.

9. Termination of Lease:

Upon the expiration of the initial lease term, the Lease Agreement may be renewed based on mutual written agreement between HomeHopper and the Tenant. The notice period required for either party to terminate the lease after the initial term will be [Specify Number] days, as outlined in the Lease Agreement. Early termination by the Tenant may be subject to

specific conditions and financial penalties as detailed in the Lease Agreement and in accordance with applicable tenancy laws in Chennai.

10. Governing Law and Jurisdiction:

All lease agreements entered into by HomeHopper shall be governed by and construed in accordance with the laws of India, and the courts in Chennai shall have exclusive jurisdiction to entertain any suit or proceeding arising out of such agreements.

Important Note:

This document provides a general overview of HomeHopper's lease policies and terms for properties. It is not a substitute for the specific terms and conditions outlined in your individual Lease Agreement. In case of any conflict or ambiguity between this general policy document and the Lease Agreement, the terms of the Lease Agreement shall prevail.

By entering into a Lease Agreement with HomeHopper, you acknowledge that you have read, understood, and agree to abide by these general policies and the specific terms outlined in your Lease Agreement.

HomeHopper,

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