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Pavilion Lease Agreement

Tenant: Paulina

Lease Start: 2025-11-01

Lease End: 2026-11-01

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Rent Amount: 10000.00

Billing Period: monthly

Due Date: 1st of every month

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Financial Terms

Rent must be paid in full on or before the due date each month, using accepted payment methods such as cash, bank transfer, or e-wallets (GCash and PayMaya). Tenants are responsible for ensuring that payments are made on time. A refundable security deposit is required before moving in, separate from the monthly rent and not applicable to regular payments. Any property damages caused by the tenant will be included in the monthly billing statement along with rent and utility fees. The deposit will only be used to cover unpaid damages or outstanding balances upon moving out. After the tenant vacates the property, an inspection will be conducted, and any deductions will be detailed in the final statement. The remaining balance of the deposit will then be refunded, or if there are no damages or unpaid charges, the full deposit amount will be returned. An advance payment, usually equivalent to one month's rent, is also required before moving in. This is separate from the security deposit and serves as prepaid rent applied to either the first or last month of the tenant's stay, depending on the lease agreement. Once applied as rent, advance payments are non-refundable. Tenants are responsible for paying their own water, electricity, gas, and internet bills unless the lease specifies that these utilities are included in the rent. Refunds are only issued for overpayments or after move-out, once all balances and inspections are cleared. All payments are recorded in the system, and tenants can access their receipts and payment history at any time.

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Terms & Renewal

Each lease agreement specifies a start and end date, and tenants are expected to remain for the entire lease period. Leaving early without prior notice may result in issues with the security deposit. Tenants who wish to continue renting must inform the landlord before the lease expires, as renewal may include updated terms mutually agreed upon by both parties. A new lease period will begin once the current one ends. If a tenant decides not to renew, they must vacate the property by the lease's end date. Remaining beyond this period without permission may incur additional daily charges. The landlord should be notified prior to move-out to allow time for inspection and clearance. In cases of early termination, the security deposit may be applied to any unpaid rent or charges. Tenants are required to give advance notice before moving out to ensure a proper and orderly turnover.

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Occupancy

Only the people listed in the lease are allowed to live in the property, and the tenant must inform the landlord if another person wishes to stay. Allowing additional occupants without permission is prohibited, with a maximum limit of three (3) occupants in total. Tenants are responsible for keeping the property clean and in good condition, and any damages caused by carelessness will be charged to them. Regular cleaning and proper maintenance help preserve the property's quality. Major repairs are handled by the landlord unless the damage was caused by the tenant, and tenants should promptly report issues such as leaks or broken items to avoid further damage or additional costs. No alterations or modifications—such as painting, drilling holes, or replacing fixtures—may be made without the landlord's approval, and any unapproved changes must be restored before moving out. Tenants should also maintain low noise levels and be considerate of neighbors; loud music, parties, or shouting are not permitted, and repeated disturbances may result in warnings or lease termination. The property is strictly for residential use and cannot be used for business or illegal activities, as violations of this rule may lead to eviction.

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Violations

If rent is not paid within the month, the tenant will receive a notice, and continued non-payment may lead to legal action or eviction. Tenants are encouraged to inform the landlord immediately if they encounter payment difficulties. In cases of property damage, the cost will appear in the next bill and must be paid as part of that billing; otherwise, it may be deducted from the security deposit upon moving out. Engaging in illegal activities within the property is strictly prohibited and may result in immediate lease termination and potential legal action. Tenants must also avoid causing loud noise or disturbances; repeated complaints may lead to warnings or lease termination, as maintaining a peaceful environment is essential. If a tenant breaches any rule in this policy or the lease agreement, their deposit may be affected, and the landlord will issue a written notice detailing the violation, allowing the tenant an opportunity to correct it. Tenants will always receive a written notice before any penalties or actions are taken, which will explain the issue and provide time to resolve it. Failure to address such notices or continued violations may result in eviction, which will be carried out through proper legal procedures to ensure fairness, after which the tenant must vacate the property.

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