**RESIDENTIAL LEASE AGREEMENT**

THIS LEASE (the "Lease") dated this \_20\_\_\_\_ day of \_\_December\_\_\_\_\_\_\_\_\_\_\_, 2021\_\_\_\_

BETWEEN:

**ilana simons**

(the "Landlord")

- AND-

Leah Daniel

(the "Tenant")

(individually the “Party” and collectively the “Parties”)

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

The Landlord agrees to rent to the Tenant the apartment, municipally described as 4847 Bevendean Dr, Nashville, TN 37211

1. (the "Property"), for use as residential premises only.
2. Subject to the provisions of this Lease, apart from the Tenant, no other persons will live in the Property without the prior written permission of the Landlord.
3. No guests of the Tenants may occupy the Property for longer than one week without the prior written consent of the Landlord. The Tenants may not sublease or rent out the house for any length of time.
4. No animals are allowed to be kept in or about the Property without the revocable written permission of the Landlord.
5. The Tenant and members of Tenant's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property.

Term

1. The term of the Lease commences at 12:00 noon on Feb 1, 2021 and ends at 12:00 noon on Jan 31, 2022.

Rent

1. Subject to the provisions of this Lease, the rent for the Property is $1,725.00 per month plus $20 per month for the cat fee, totaling $1745/month (the "Rent").
2. The Tenant will pay the Rent on or before the 1st of each and every month of the term of this Lease to the Landlord at #307 1000 Cordova Road NM 87505 or at such other place as the Landlord may later designate by cash, check, direct debit from a bank or other financial institution or mobile payment using a mobile money transfer service.
3. The Landlord may increase the Rent for the Property upon providing to the Tenant the greater of 30 days' notice and any notice required by the applicable legislation of the State of Tennessee (the "Act").
4. The Tenant will be charged a $30.00 fee for rent paid after the 5th; a $50.00 fee for rent paid after the 9th; and a $100 fee for rent paid after the 15th.

Security Deposit

1. On execution of this Lease, the Tenant will pay the Landlord an additional security deposit of $250, bringing to total security deposit to $1,745.00 (the "Security Deposit").
2. The Landlord will return the Security Deposit at the end of this tenancy, less such deductions as provided in this Lease but no deduction will be made for damage due to reasonable wear and tear nor for any deduction prohibited by the Act.
3. During the term of this Lease or after its termination, the Landlord may charge the Tenant or make deductions from the Security Deposit for any or all of the following:
   1. repair of walls due to plugs, large nails or any unreasonable number of holes in the walls including the repainting of such damaged walls;
   2. repainting required to repair the results of any other improper use or excessive damage by the Tenant;
   3. unplugging toilets, sinks and drains;
   4. replacing damaged or missing doors, windows, screens, mirrors or light fixtures;
   5. repairing cuts, burns, or water damage to linoleum, rugs, and other areas;
   6. any other repairs or cleaning due to any damage beyond normal wear and tear caused or permitted by the Tenant or by any person whom the Tenant is responsible for;
   7. the cost of extermination where the Tenant or the Tenant's guests have brought or allowed insects into the Property or building;
   8. repairs and replacement required where windows are left open which have caused plumbing to freeze, or rain or water damage to floors or walls;
   9. replacement of locks and/or lost keys to the Property and any administrative fees associated with the replacement as a result of the Tenant's misplacement of the keys; and
   10. any other purpose allowed under this Lease or the Act.

See item #17 about move-out cleaning fee.

1. The Tenant may not use the Security Deposit as payment for the Rent.

Tenant Improvements

1. The Tenant will obtain written permission from the Landlord before doing any of the following:
   1. applying adhesive materials, or inserting nails or hooks in walls or ceilings other than two small picture hooks per wall;
   2. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Property;
   3. removing or adding walls, or performing any structural alterations;
   4. installing a waterbed(s);
   5. changing the amount of heat or power normally used on the Property as well as installing additional electrical wiring or heating units;
   6. placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any placard, notice or sign for advertising or any other purpose; or
   7. affixing to or erecting upon or near the Property any radio or TV antenna or tower.

Utilities and Other Charges

1. The Tenant is responsible for the payment of all utilities in relation to the Property.
2. The tenant is responsible for a $150 cleaning fee at the end of the lease. This fee does not include any additional deep cleaning that might be due to pets or atypical use of the apartment.

Insurance

1. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.
2. The Tenant is responsible for insuring the Property for liability insurance for the benefit of the Parties.

Attorney Fees

1. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful Party's attorney fees.

Governing Law

1. This Lease will be construed in accordance with and exclusively governed by the laws of the State of Tennessee.

Severability

1. If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.
2. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease.  Such other provisions remain in full force and effect.

Amendment of Lease

1. This Lease may only be amended or modified by a written document executed by the Parties.

Assignment and Subletting

1. The Tenant will not assign this Lease, or sublet or grant any concession or license to use the Property or any part of the Property. Any assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Lease.

Additional Clause

1. Tenant agrees to help show the apartment to potential new renters during the last six weeks of their stay. This means agreeing to host up to two showings a week, with the house kept clean for the showings.

Damage to Property

1. If the Property should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

Care and Use of Property

1. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.
2. The tenant is responsible for upkeep of yard and grounds.
3. The Tenant will not engage in any illegal trade or activity on or about the Property.
4. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.
5. The Parties will use reasonable efforts to maintain the Property in such a condition as to prevent the accumulation of moisture and the growth of mold. The Tenant will promptly notify the Landlord in writing of any moisture accumulation that occurs or of any visible evidence of mold discovered by the Tenant. The Landlord will promptly respond to any such written notices from the Tenant.
6. If the Tenant is absent from the Property and the Property is unoccupied for a period of 4 consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address and phone number of the person doing the inspections.
7. At the expiration of the term of this Lease, the Tenant will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear excepted.

Rules and Regulations

1. The Tenant will obey all rules and regulations of the Landlord regarding the Property.

Megan's Law

1. NOTICE: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet website maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on the offender’s criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

Lead Warning

1. Housing built before 1978 may contain lead based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint hazards in the dwelling.

Address for Notice

1. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below:

Name: leah daniel

Phone:

Email: **leah.daniel1997@gmail.com**

For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

* 1. Name: ilana simons.
  2. Address: #307, 1000 Cordova Pl, Santa Fe, NM 87505.

The contact information for the Landlord is:

* 1. Phone:  (617) 850-5408.
  2. Email address: ilana.simons@gmail.com.

General Provisions

1. All monetary amounts stated or referred to in this Lease are based in the United States dollar.
2. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
3. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.
4. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.
5. Where there is more than one Tenant executing this Lease, Leah Daniel is responsible for payment of the lease.
6. Locks may not be added or changed without the prior written agreement of both Parties, or unless the changes are made in compliance with the Act.
7. The Tenant will be charged an additional amount of $35.00 for each N.S.F. check or checks returned by the Tenant's financial institution.
8. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
9. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
10. This Lease constitutes the entire agreement between the Parties.
11. During the last 30 days of this Lease, the Landlord or the Landlord's agents will have the privilege of displaying the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Property. **Tenant agrees to help with the showing of the apt.**
12. Time is of the essence in this Lease.

IN WITNESS WHEREOF Leah Daniel and Naomi Daniel and ilana simons have duly affixed their signatures on this \_20\_\_\_\_ day of \_\_\_\_December\_\_\_\_\_\_\_\_\_, 2021\_\_\_\_.

|  |  |
| --- | --- |
|  | ilana simons |
|  | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Leah Daniel |