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# RENTAL CONTRACT



# Rental Contract

## 1. Introduction

This Rental Contract ("Contract") is entered into on September 15, 2023, between Luke Anderson, hereinafter referred to as the "Landlord," and Johann Harvey, hereinafter referred to as the "Tenant," collectively referred to as the "Parties."

## 2. Property Description

### 2.1 Description of Premises

The property subject to this Contract is located at San Francisco, CA 94102, hereinafter referred to as the "Premises."

### 2.2 Condition of Premises

The Premises are rented in its current condition, as inspected and acknowledged by the Tenant.

## 3. Lease Term

### 3.1 Commencement Date

The term of this lease shall commence on October 1, 2023.

### 3.2 Duration

The lease shall continue for a period of 12 months, terminating on September 30, 2024, unless terminated earlier as provided herein.

### 3.3 Renewal Option:

The Tenant shall have the option to renew this lease for an additional term of 12 months, subject to mutual agreement and any adjustments to rent or terms.

## **4. Rent Payment**

### **4.1 Amount:**

The Tenant agrees to pay rent in the amount of \$1,500 per month.

### **4.2 Due Date:**

Rent shall be payable in advance on the 1st of each month.

### **4.3 Payment Method:**

Rent payments shall be made by bank transfer.

### **4.4 Late Fee:**

Late payments shall incur a late fee of \$50 for each day the rent remains unpaid after the due date.

## **5. Utilities**

### **5.1 Landlord's Responsibility:**

The Landlord shall provide the following utilities: water and trash removal.

### **5.2 Tenant's Responsibility:**

The Tenant shall arrange and pay for the following utilities: electricity, gas, and internet.

## **6. Occupancy Rules**

### **6.1 Authorized Occupants:**

The Premises shall be occupied solely by the Tenant and the following authorized occupants: none.

### **6.2 Subleasing:**

Subleasing of the Premises is strictly prohibited without the prior written consent of the Landlord.

### **6.3 Prohibited Activities:**

The Tenant shall not engage in any illegal activities on the Premises or permit any guests to do so.

## **7. Maintenance and Repairs**

### **7.1 Landlord's Obligations:**

The Landlord shall maintain the Premises in a habitable condition and promptly address any necessary repairs or maintenance.

### **7.2 Tenant's Responsibilities:**

The Tenant shall promptly notify the Landlord of any maintenance issues or repairs needed on the Premises and shall be responsible for any damages caused by negligence or misuse.

## **8. Rules and Regulations**

### **8.1 Compliance:**

The Tenant agrees to abide by all rules and regulations set forth by the Landlord, including but not limited to noise restrictions and proper disposal of trash.

## **8.2 Penalties:**

Any violation of the rules and regulations may result in penalties, including termination of the lease.

## **9. Inspection and Move-Out**

### **9.1 Inspections:**

The Landlord reserves the right to conduct inspections of the Premises with reasonable notice to the Tenant.

### **9.2 Move-Out Condition:**

Upon termination of the lease, the Tenant shall return the Premises to the Landlord in the same condition as received, except for normal wear and tear.

## **10. Termination**

### **10.1 Notice Period:**

Either Party may terminate this lease upon 30 days' written notice to the other Party.

### **10.2 Early Termination:**

In the event of early termination by the Tenant, the Tenant shall be responsible for a termination fee of \$500.

## **11. Dispute Resolution**

Any disputes arising under this Contract shall be resolved through mediation or arbitration, as determined by the Parties, before seeking legal recourse. This Contract shall be governed by the laws of California.

## 12. Miscellaneous Provisions

### 12.1 Entire Agreement:

This Contract constitutes the entire agreement between the Parties and supersedes any prior agreements or understandings, whether written or oral.

### 12.2 Amendment:

This Contract may only be amended in writing and signed by both Parties.

## 13. Signatures

The Parties hereby acknowledge that they have read and understood the terms and conditions of this Rental Contract and agree to be bound by its provisions.

*Signature*

September 15, 2023

*Signature*

September 15, 2023