

RESIDENTIAL RENTAL AGREEMENT

DOCUMENT ID: RA-2025-12345 DATE: APRIL 10, 2025

INTRODUCTION

This Residential Rental Agreement ("Agreement") is made and entered into on April 10, 2025, between the Landlord and Tenant as identified below. Both parties agree to be bound by the terms and conditions contained herein.

PRIMARY SIGNATURE BOX:

TENANT PRIMARY SIGNATURE:

(Emily Parker)

Date: April 10, 2025

LANDLORD PRIMARY SIGNATURE:

(Robert Wilson)

Date: April 10, 2025

PARTIES:

LANDLORD: Cityview Properties LLC Address: 123 Management Blvd, Suite 123, Metropolis, CA 12345 Phone: (xxx) xxx-1234

TENANT(S): Emily Parker Phone: (xxx) xxx-4567 Email: 12345@email.com

PROPERTY:

Address: 123 Sunshine Avenue Unit: 4B City: Metropolis State: CA Zip: 12345

TERM:

This agreement begins on May 1, 2025, and ends on April 30, 2026.

☒ Fixed Term Lease

☐ Month-to-Month

RENT:

Monthly Rent: \$1,950 Due Date: 1st of each month Late Fee: \$50 if paid after 5 days

TENANT ACKNOWLEDGMENT: I understand and agree to the rental terms stated above.

Tenant Signature:

Date: April 10, 2025

SECURITY DEPOSIT:

Amount: \$2,925 Return Period: To be returned within 21 days after a move-out inspection.

UTILITIES:

The following utilities are included in rent:

- ☒ Water
- ☐ Electricity
- ☐ Gas
- ☒ Trash
- ☐ Internet
- ☐ Cable

ADDITIONAL TERMS:

1. No pets allowed without written permission from landlord.
2. No smoking inside the premises.
3. Tenant is responsible for routine maintenance.
4. Landlord must be notified of guests staying longer than 7 days.

TENANT CONFIRMATION: I have read and agree to the deposit terms and utility arrangements.

Tenant Signature:

Date: April 10, 2025

MAINTENANCE AND REPAIRS:

1. The tenant shall keep the premises in a clean and sanitary condition.
2. Tenant shall immediately notify Landlord of any maintenance issues.
3. Tenants shall not make alterations without prior written consent.
4. Landlord shall maintain the structural components and common areas.

ENTRY AND INSPECTION:

Landlord may enter the premises with 24-hour notice for:

- Repairs and maintenance
- Showing to prospective tenants (last 30 days of tenancy)
- Inspection
- Emergency situations (no notice required)

LANDLORD CONFIRMATION: I agree to maintain the property according to all applicable laws.

Landlord Signature:

Date: April 10, 2025

RULES AND REGULATIONS:

1. Quiet hours are from 10:00 PM to 8:00 AM.
2. No illegal activities on the premises.
3. Tenants shall not disturb neighbors or other tenants.
4. Garbage must be disposed of in designated areas.

TERMINATION:

1. Either party may terminate a month-to-month tenancy with 30 days' written notice.
2. Fixed-term leases terminate on the date specified unless renewed.
3. Early termination may result in penalties as allowed by law.

TENANT ACKNOWLEDGMENT: I have read and agree to follow all rules and regulations.

Tenant Signature:

Date: April 10, 2025

FINAL AGREEMENT:

This document constitutes the entire agreement between the parties. No oral agreements have been entered into. This agreement shall not be modified unless in writing signed by both Landlord and Tenant.

TENANT FINAL APPROVAL:

Tenant Signature:

Date: April 10, 2025

LANDLORD FINAL APPROVAL:

Landlord Signature:

Date: April 10, 2025

WITNESS:

Date: April 10, 2025