

1. THE PARTIES. This Residential Lease Agreement ("Agreement") is made on the undersigned date by and between:
 - a. Landlord's Name: landlord pty
 - b. Mailing Address: 561 West 163rd st
 - c. Tenant's Name: Tenant xyz
 - d. Additional Occupants: n/a
2. Property Address: 560 W 163rd Street
 - a. Residence Type: Apartment
 - b. Bedroom(s): 5
 - c. Bathroom(s): 2
3. No Subletting Allowed.
4. No Renters Insurance Requirement
5. No Pets Allowed
6. No Parking Provided.
7. No Common Areas.
8. Move-In Inspection is Required
9. Property Has No Appliances
10. Property is Not Furnished.
11. No Utilities & Services.
12. No Early Move-in.
13. Late fee: Fixed Amount. \$50 for each occurrence
14. Tenant waives the right to bring a declaratory judgment action with respect to any provision of this lease.
15. Tenant shall not assign the lease or sublet the premises without the landlord's prior written consent.
16. Tenant must provide written notice of intent to vacate at least 60 days prior to lease termination.
17. Tenant shall not withhold rent for any reason without the landlord's prior written consent.
18. Tenant shall be responsible for all attorney fees incurred due to breach of this lease agreement.
19. Tenant agrees to pay all rent and additional charges promptly on the first day of each month.
20. Tenant shall not engage in any unlawful activity on the premises.
21. Landlord may terminate tenancy with a 30-day notice without cause.
22. Landlord shall provide habitable premises and address necessary repairs promptly.
23. Tenant shall be liable for early termination fees as specified
24. Landlord may enter and remove tenant's belongings if rent is unpaid for 30 days.
25. Landlord may terminate tenancy for owner move-in purposes with proper notice.
26. Landlord reserves the right to lease adjacent spaces and is not responsible for disturbances arising therefrom.
27. Tenant agrees to maintain the premises in good repair and comply with all applicable housing regulations.
28. Tenant agrees to indemnify the Landlord against all liabilities arising from the Tenant's use of the premises.