

RENTAL LEASE AGREEMENT

Summary

This Rental Lease Agreement sets forth the terms and conditions under which the Landlord leases the property to the Tenant for residential purposes, including payment obligations, duration, guarantees, and penalties.

Contract Fields

Landlord Name: Eduardo Bertin

Tenant Name: Michael Anderson

Landlord CPF: 123.456.789-00

Tenant CPF: 987.654.321-00

Landlord RG: MG-12.345.678

Tenant RG: SP-98.765.432

Tenant Address: 45 Oak Street, Apartment 302, São Paulo, Brazil

Guarantor Name: Robert James Anderson

Guarantor CPF: 111.222.333-44

Guarantor RG: SP-11.222.333

Security Deposit Amount: USD 2,000.00

Security Deposit Type (deposit, cheques, guarantor): Deposit

Agency Fee Amount: USD 1,200.00

Agency Fee Type (percentage or fixed): Fixed

Rent Amount: USD 2,400.00

Payment Day: 5th day of each month

Property Address: 120 Green Avenue, Apartment 12B, São Paulo, Brazil

Start Date: March 1, 2026

End Date: February 28, 2027

Term Months: 12

Early Termination Fee: Two months of rent

Late Fee: 2% of rent plus 0.33% per day of delay

Indexation Type: Annual inflation adjustment

Indexation Rate: IPCA index

Sign Date: February 15, 2026

Contract Number: RL-2026-0001

Document Numbers: CPF and RG as listed above

Witnesses: Anna Oliveira (CPF 222.333.444-55); Carlos Mendes (CPF 333.444.555-66)

Notes: Property to be used exclusively for residential purposes.

Sensitive Topics: None identified.

Parties and Property

This Agreement is entered into between the Landlord and the Tenant identified above. The Landlord agrees to lease the property described herein to the Tenant, who accepts the property in good condition for residential use only.

Payment Terms

The Tenant agrees to pay the monthly rent amount stated above, due on the specified payment day. Late payments will incur penalties as described. Security deposit and agency fees are due upon execution of this Agreement.

Duration and Termination

This Agreement shall remain in force for the full term specified. Early termination by the Tenant shall result in the early termination fee. Termination conditions shall follow applicable law.

Signatures

Landlord Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Witness 1 Signature: _____

Witness 2 Signature: _____