

## New Jersey Residential Lease Agreement

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") is made and entered between UMESH KAUL R/O 31 Stratford Cir. Edison NJ 08820 (hereinafter referred to as "Landlord") and following

Name	Email ID	Tel #
Chetan Krishna Palicherla	chetankrishna.p07@gmail.com	+1 (732) 470-5327
Christo Mathew	christomathew2001@gmail.com	+1 (848) 565-1233
Krithik Srivatsan Shenbagaramnath	krithiksrivatsan@gmail.com	.+1 (848) 313-4956
Pranav Senthilkumaran	senthilkumaranpranav@gmail.com	+1 (732) 322-4983

please verify that your name, email-id and phone numbers mentioned above are correct

(hereinafter referred to as "Tenants' ').

### WITNESSETH:

**WHEREAS**, Landlord is the fee owner of certain real property being, lying and situated in Middlesex County, New Jersey, such real property having a street address of Apt-2 (2nd floor) 199 New Street , New Brunswick NJ 08901 (hereinafter referred to as the "Premises").

**WHEREAS**, Landlord is desirous of leasing the Premises to Tenant upon the terms and conditions as contained herein; and

**WHEREAS**, Tenant is desirous of leasing the Premises from Landlord on the terms and conditions as contained herein;

**NOW, THEREFORE**, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. **TERM.** Landlord leases to Tenant and Tenant leases from Landlord the above described Premises together with any and all appurtenances thereto, for a term beginning on Sep 1st 2025, and ending on midnight of Aug 15th 2026 In such a circumstance caused by you breaking the lease early you will be responsible for any loss of rent and any associated expenses to me during the time I find a qualified tenant.
2. **RENT.** The monthly rent for the term is twenty-four hundred fifty dollars (**\$2450**), payable on the 1st day of each month. All payments should be made to the Landlord at the address specified in the preamble to this Agreement, on or before the due date, without demand. Rent must be paid electronically via direct bank transfer using Zelle (see my Zelle details below). Only if the electronic process fails should the rent be paid by check. If a tenant's check is dishonored and returned unpaid for any reason, the tenant shall pay a returned check charge of \$100 and face any consequences for late payment as defined in this lease. If a check is dishonored more than once within a 12-month period, the Landlord may, at their discretion, cancel the lease and initiate the eviction process. **Chetan Krishna Palicherla** will act as the single point of contact between the tenants and the Landlord. He will be responsible for collecting the rent from the other tenants and making the payment to the Landlord. Additionally, he will collect payments for utilities (on demand) and forward them to the Landlord. If the designated tenant fails to fulfill the responsibility of collecting and

remitting rent or utilities, the Landlord reserves the right to hold all listed tenants equally liable for the full amount due.

3. **Zelle Account.** Please use Zelle for security deposits and monthly rent payments. My Zelle account is linked to my email xxxx. To ensure Zelle is set up correctly on your end, please send a test payment of \$1 first. Once I acknowledge receipt of that \$1 payment, you can send the rest..
4. **SECURITY DEPOSIT.** Upon the due execution of this Agreement, Tenants shall deposit with Landlord the sum of three thousand six hundred (\$3600) receipt of which will be acknowledged by Landlord, as security for any damage caused to the Premises during the term hereof. This refundable (see terms below) deposit or part of this deposit SHALL NOT be used as a rent for the last month(s) of the lease. Tenants need to continue to pay the rent on time until the lease ends. *Timing of Return of Security Deposit.* Within thirty (30) days after the end of Tenant's Lease term, the Landlord will return Tenant's security deposit to Tenant, less any deductions after inspecting the property. Since this is renewal of the lease, the existing deposit will be used towards the renewal of lease.
5. **Move-Out Inspection:** Tenant may request a move-out inspection with the Landlord at least 14 days prior to vacating the Premises. During this inspection, the Landlord will identify any potential damages beyond normal wear and tear that may be deducted from the security deposit. This optional inspection does not waive the Landlord's right to identify further issues upon final vacancy.
6. **TOWNSHIP GARBAGE POLICY :** All the tenants must strictly adhere to the garbage and recycling disposal schedule published by the township on their website at [https://www.cityofnewbrunswick.org/residents/departments/engineering\\_and\\_public\\_works/trash\\_and\\_recycling\\_info.php](https://www.cityofnewbrunswick.org/residents/departments/engineering_and_public_works/trash_and_recycling_info.php). I will email you a copy of the schedule but it may change so you need to check the website for the latest copy. THE TOWNSHIP IS VERY STRICT WITH THESE RULES. Any fines resulting from policy violations will be your responsibility. Please be aware that for every violation, we have to appear in court, which takes up almost a full day. Therefore, I urge you to follow these rules strictly.
7. **USE OF PREMISES.** The Premises shall be used and occupied by Tenant and Tenant's family, exclusively as a private single family dwelling, and no part of the Premises shall be used at any time during the term of this Agreement by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family dwelling. Tenants shall not allow any other person, other than Tenant's immediate family or transient relatives and friends who are guests of Tenant, to use or occupy the Premises without first obtaining Landlord's written consent to such use. Tenants shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.
8. **Included Appliances:** The Premises includes the following appliances, provided in working condition: [list appliances, e.g., Refrigerator, Stove, Microwave, Window AC Units, etc.]. Tenants are responsible for the care and maintenance of these items. Tenants shall notify the Landlord immediately if any appliance stops working or appears unsafe.
9. **CONDITION OF PREMISES/NOTIFICATION OF SERIOUS BUILDING PROBLEMS.** Tenant stipulates, represents and warrants that Tenant has examined the Premises (including all appliances), and that they are at the time of this Lease in good order, repair, and in a safe, clean and habitable condition. Tenant agrees to notify landlord immediately if roof leaks, water spots appear in the ceiling or at the first sign of termite activity. Tenants also agree to notify the landlord immediately upon first discovering any signs of serious building problems such as foundation cracks, tilting porch, crack in plaster, buckling drywall or siding, spongy floor, leaky water heater etc. If the tenant does not notify the landlord in a prompt manner the tenant may be held financially liable.
10. **ASSIGNMENT AND SUBLetting.** Tenant shall not assign this Agreement, or sublet or grant any license to use the Premises or any part thereof without the prior written consent of the Landlord. A consent by the Landlord to one such assignment, subletting or license shall not be deemed to be a consent to any subsequent assignment, subletting or license. An assignment, subletting or license without the prior written

consent of Landlord or an assignment or subletting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Agreement.

- 11. ALTERATIONS AND IMPROVEMENTS.** Tenants shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other improvements on the Premises without the prior written consent of the Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Agreement.
- 12. NON-DELIVERY OF POSSESSION.** In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the Lease term, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlords or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of the Landlord or its agents, then this Agreement and all rights hereunder shall terminate. In such cases the landlord will return the security deposit (if paid) to the tenants.
- 13. HAZARDOUS MATERIALS.** Tenants shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.
- 14. UTILITIES.** Tenants shall be responsible for arranging for and paying for all utility services required on the Premises i.e All Utilities,Cable TV,Electric,Sewer,Gas,Water. Tenants will transfer gas, electric, cable utilities in their name. If any of the utilities continue to be in the name of the landlord, the tenants would need to pay the landlord within 5 days of the landlord presenting them the bill. Lawn Maintenance and Snow Removal will be the responsibility of the landlord.
- 15. Smoking Policy :** Smoking, including tobacco, electronic cigarettes (vaping), marijuana, or any other substance, is strictly prohibited inside the Premises or in any enclosed area, including hallways and stairwells. Tenants who violate this clause may be subject to lease termination and liability for smoke-related damages.
- 16. MAINTENANCE AND REPAIR; RULES.** Tenant will, at its sole expense, keep and maintain the Premises and appliances in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing:
  - a) **RENTERS INSURANCE:** You will have to obtain an apartment dweller's insurance policy from an insurance agent to cover any possible loss to personal property.
  - b) Tenant acknowledges that there is a working smoke detector and working fire alarms in the apartment.
  - c) You will furnish your own light bulbs inside your apartment.
  - d) You will not change or add any lock to your apartment without giving a key to such lock to the Landlord.
  - e) We will retain a master key to the premises. You may not install a new lock on any door of the building without written permission from us.
  - f) Waterbeds are not allowed in any apartment without prior written permission and proof of your renter's insurance coverage.
  - g) Tenants are not allowed to keep washer or dryer machines other than what is already provided.
  - h) You will not cook in or about your apartment other than in the kitchen.
  - i) You will not erect or expose any sign, advertising, illumination or projection on or out of windows or from the building.
  - j) The plumbing or other fixtures and appliances will not be used other than for the purpose for which they were constructed. No sweepings, rubbish, rags or other substances will be thrown or discarded into them. Damage caused to them from misuse will be at your cost.

- k) You will not place radio or television aerials or wires or any other electrical wires or connections in places that we have not approved in writing
- l) Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
- m) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
- n) Not obstruct or cover the windows or doors;
- o) Not leave windows or doors in an open position during any inclement weather;
- p) Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
- q) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
- r) Keep all air conditioning filters clean and free from dirt;
- s) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use the same only for the purposes for which they were constructed. Tenants shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant;
- t) And Tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;
- u) Keep all radios, television sets, stereos, phonographs or any other audio/video systems etc., turned down to a level of sound that does not annoy or interfere with other residents;
- v) Deposit all trash, garbage, rubbish or refuse in the locations provided therefor and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements. Place the garbage outside in the provided bins on the days as required by township/municipal laws (e.g recycled bin has to be separate than regular garbage)
- w) Abide by and be bound by any and all rules and regulations affecting the Premises or the common area appurtenant thereto which may be adopted or promulgated by the Condominium or Homeowners' Association having control over them.

**14. DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly untenantable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered untenantable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such untenantable portion, the rental shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Agreement continue according to its terms.

**15. INSPECTION OF PREMISES.** Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, additions or alterations as may be deemed appropriate by the Landlord for the preservation of the Premises or the building. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, but do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.

**16. SUBORDINATION OF LEASE.** This Agreement and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

**17. TENANT'S HOLDOVER.** If Tenant wants to remain in possession of the Premises with the consent of the Landlord after the natural expiration of the first year of this lease, the tenant can choose to stay using a month-to-month lease. All the terms of this agreement (except the one year lease period) will continue to apply under that month-to-month lease. Under the month-to-month lease **Tenant needs to give the landlord at least 60 days' written notice before vacating the place. If the tenant fails to provide this notice, the landlord reserves the right to deduct two month rent from the security deposit.**

**18. SURRENDER OF PREMISES.** Upon the expiration of the term hereof, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted. Any damages to the premises or appliances not caused by normal wear and tear will be charged to the tenant.

**19. ANIMALS.** Tenants shall not be entitled to keep any pets. The Landlord will take immediate legal action to evict the tenants if any pets are brought into the property.

**20. QUIET ENJOYMENT.** Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.

**21. INDEMNIFICATION.** Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature.

**22. DEFAULT.** If Tenant fails to comply with any of the material provisions of this Agreement, other than the covenant to pay rent, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within seven (7) days after delivery of written notice by Landlord specifying the noncompliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Agreement. If Tenant fails to pay rent when due and the default continues for seven (7) days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this Agreement.

**23. LATE CHARGES.** In the event that any payment required to be paid by Tenant hereunder is not made within five (5) business days of when due, Tenant shall pay to Landlord, in addition to such payment or other charges due hereunder, a "late fee" in the amount of hundred dollars (\$100). If the rent is late by more than 10 days (i.e. paid after the 10th of the month), the tenant shall pay a late fee at the rate of \$20/day for every late day. If the rent is not paid by the 10th of the month, Landlord has the full right to cancel the lease and start the eviction process. Neither ill health , loss of job , financial emergency or other excuses will be accepted for late payment.

**24. ABANDONMENT.** If at any time during the term of this Agreement Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired term, if this Agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.

**25. ATTORNEYS' FEES.** Should it become necessary for the Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, Tenant agrees to pay all expenses incurred, including a reasonable attorney's fee.

**26. RECORDING OF AGREEMENT.** Tenants shall not record this Agreement on the Public Records of any public office. In the event that Tenant shall record this Agreement, this Agreement shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.

**27. GOVERNING LAW.** This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of New Jersey.

**28. SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

**29. BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

**30. DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.

**31. CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.

- **NON-WAIVER.** No indulgence, waiver, election or non-election by Landlord under this Agreement shall affect Tenant's duties and liabilities hereunder.
- **Electronic Communication Consent:** Tenant agrees to receive official communications, including notices, reminders, and requests, via email to the email addresses provided in this lease. Such electronic communications shall be considered valid and legally sufficient notice under this Lease Agreement. It is the Tenant's responsibility to ensure their email address remains active and to notify the Landlord of any changes.
- **MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
- **CRIME INSURANCE.** As required by New Jersey law (NJSIA Section 46:8-39), under Title VI of the Housing and Urban Development Act of 1970, the Federal Government is subsidizing crime insurance in order to make the same available to Residents in the State of New Jersey. Tenant, as a Resident, may be eligible to purchase this insurance from the SAFETY MANAGEMENT INSTITUTE, located in Washington, D.C. Tenants may contact this company directly to obtain an application and further information. Tenants may call the following toll free number: (800) 638-8780. Crime insurance is available for tenants in all habitable property through the New Jersey Underwriters Association, Crime Insurance Indemnity Plan. To apply for crime insurance, contact the New Jersey Underwriters Association, Crime Insurance for Habitable Property, 744 Broad Street, Newark, New Jersey, 07102 directly for an application.
- **CHILD PROTECTION WINDOW GUARD OPTION.** Pursuant to New Jersey law (NJSIA Section 55:13A-7.14), Tenant can have window guards installed on the Premises and the public halls (1) by making a written request to Landlord and (2) if a child 10 years of age or younger resides on the Premises and (3) if Tenant lives in a dwelling above the first floor. Residents living on the first floor may only request window guards on windows in public halls above the first floor to which persons in the resident's dwelling have access without having to go out of the building. Landlord may, at Landlord's option, recoup the costs associated with the installation of the window guards through increased rent.

- **ACCESS TO THE PROPERTY:** The Landlord shall have access to the Property on reasonable notice to the Tenant in order to (a) inspect the interior and exterior of the Property, (b) make necessary repairs, alterations, or improvements, (c) supply services, and (d) show it to prospective buyers, appraisers, contractors or insurers. The Landlord may enter the Property without prior notice in the event of an emergency or if the Tenant is not home for more than seven consecutive days. If this Lease is not renewed as per Section 27 of this New Jersey Realtors® Form-125-4/17 Page 4 of 8. Landlords shall then be allowed access to the Property at any time prior to the end of the Term for showing of Property to prospective tenants. In addition, the Landlord, or their representative, shall provide 24 hour notice for prospective tenants, with their Realtor, to access the property. The Tenant shall agree to permit the Landlord, or his representative to place a lockbox with a key to access the property on the door or other location.
- **RETURN OF KEYS.** Tenants must return the keys to the Premises to the Landlord when Tenant vacates the Premises.
- **TRUTH IN RENTING.** Residents acknowledge receipt today of the Truth in renting information, required to be provided by New Jersey law (NJS A Section 46: 8-45).
- **NOTICE.** Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

UMESH KAUL  
31 STRATFORD CIR, EDISON NJ 08820 Tel : 646-291-9775 / [umeshkaul@gmail.com](mailto:umeshkaul@gmail.com)

Alternative contact (if Umesh Kaul is not available)

ANJU KAUL  
31 Stratford Cir , Edison NJ 08820 Tel: 1-201-923-7562

If to Tenant to:

Chetan Krishna Palicherla
Christo Mathew
Pranav Senthilkumaran
Krithik Srivatsan Shenbagaramnath

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

- **CLEANING FEE :** Tenant hereby agrees to accept the property in its present state of cleanliness. They agree to return the property in the same condition or pay a \$300 minimum cleaning fee if the Landlord has to have property cleaned.
- **WINDOW AC UNITS:** There are some A/C Window Unit(s) present on the property which are provided solely as a courtesy to the tenants and they can use them, however the landlord is not responsible for any repair/maintenance of these units nor will the landlord supply any additional units. Tenants are supposed to take good care of these units and are responsible for the maintenance and repair if needed.
- **USE OF BASEMENT:** The basement in the building will only be used to access utilities etc.
- **SALE OF PROPERTY :** If the landlord decides to sell the property during the term of the lease, the tenant will be provided a 60 day notice to terminate the lease within which the tenant will be required to vacate the property. In addition, the Landlord, or their representative, shall provide 24 hour notice for prospective

tenants, with their Realtor, to access the property. The Tenant shall agree to permit the Landlord, or his representative to place a lockbox with a key to access the property on the door or other location.

- **TOWNSHIP GARBAGE POLICY :** All the tenants must strictly adhere to the garbage and recycling disposal schedule published by the township on their website at [https://www.cityofnewbrunswick.org/residents/departments/engineering\\_and\\_public\\_works/trash\\_and\\_recycling\\_info.php](https://www.cityofnewbrunswick.org/residents/departments/engineering_and_public_works/trash_and_recycling_info.php). This link may change so you should always check the township website for the latest policy/link.
  1. **THE TOWNSHIP IS VERY STRICT WITH THESE RULES.** Any fines resulting from policy violations will be your responsibility. Please be aware that for every violation, you may have to appear in court, which takes up almost a full day. Therefore, I urge you to follow these rules strictly.
  2. Tenants will be charged \$100 per township violation in addition to any court appearance fees or fines incurred due to non-compliance with garbage policies. Repeat violations may be grounds for lease termination.
- **ADDITIONAL PROVISIONS; DISCLOSURES.**

#### **SMOKE , CO DETECTORS AND FIRE EXTINGUISHER**

- A. Landlord has supplied smoke and CO detector(s) in the leased property.
- B. Tenants are responsible for testing the smoke detector monthly and replacing batteries if needed.
- C. Tenant agrees to tell Landlord immediately if any smoke or CO detector(s) fails to work for any reason other than the battery.
- D. Tenant agrees not to disconnect a smoke or CO detector or allow anyone else to disconnect it. Tenants are responsible for any injuries, damages, or loss suffered because of someone disconnecting a smoke or CO detector for any reason.
- E. Failure to properly maintain smoke or CO detectors, replace smoke or CO detector batteries, or notify Landlord of any broken or malfunctioning smoke detectors is a breach of this lease.
- F. Tenant will pay for damage to the property if Tenant fails to maintain smoke or CO detectors.
- G. Tenant has received instructions to the carbon monoxide and smoke detectors at lease signing.
- H. Tenants acknowledge the installation of the fire extinguisher in the kitchen area and have received instructions to operate it in case of emergency.

As to Landlord, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**LANDLORD:**

Sign: \_\_\_\_\_ Print: **UMESH KAUL** Date: \_\_\_\_\_

**TENANTS:**

Chetan Krishna Palicherla ..... ("Tenant"): Sign:  Date: July 06, 2025

Christo Mathew ..... ("Tenant"): Sign:  Date: July 06, 2025

..... ("Tenant"): Sign: \_\_\_\_\_ Date: \_\_\_\_\_

..... ("Tenant"): Sign: \_\_\_\_\_ Date: \_\_\_\_\_