

RESIDENTIAL LEASE AGREEMENT

1. PARTIES

This Lease Agreement ("the Agreement") is made and entered into this 15th day of January, 2024, by and between **Apex Properties LLC** ("Landlord") and **John Doe** ("Tenant").

2. PROPERTY

Landlord agrees to lease to Tenant the property located at 123 Maple Street, Anytown, ST 12345 ("the Premises").

3. TERM

The term of this lease shall be for a period of twelve (12) months, commencing on February 1, 2024, and ending on January 31, 2025.

4. RENT

Tenant shall pay to Landlord a monthly rent of \$1,500.00 (One Thousand Five Hundred Dollars). Rent is due on the first (1st) day of each month. A late fee of \$50 will be applied if rent is not received by the fifth (5th) day of the month.

5. SECURITY DEPOSIT

Upon execution of this Agreement, Tenant shall deposit with Landlord the sum of \$1,500.00 as security for the faithful performance of the terms hereof. This deposit shall be returned to the Tenant, without interest, within thirty (30) days of the termination of this lease, less any deductions for damages to the Premises.

6. UTILITIES

Tenant shall be responsible for the payment of all utilities and services, including but not limited to electricity, gas, water, and internet.

7. MAINTENANCE AND REPAIRS

Tenant shall keep the Premises in a clean and sanitary condition. Landlord shall be responsible for all major repairs to the structure of the building, including the roof and foundation. Tenant is responsible for minor repairs.

8. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of California. Any legal actions relating to this Agreement shall be brought in the courts of Los Angeles County.

9. ENTIRE AGREEMENT

This document constitutes the entire agreement between the parties. No amendments or modifications shall be valid unless made in writing and signed by both parties.