

# Lease Contract Agreement

**\*\*Note:\*\*** This contract is initial and not in effect yet. It serves as proof that both parties have read and understood the terms.

This lease contract is made between:

Lessor (Party A): Estate Agency

Lessee (Party B): mariaam

## Lease Terms:

Condition Check: Not Required

## Definitions:

### Abandonment

If the Tenant vacates or abandons the Property for a period of up to seven days without informing the Landlord, the Tenant will be considered in default of this Agreement. If the Landlord believes the Tenant has vacated and abandoned the Property, the Landlord is entitled to inspect the Property by providing 24 hours' notice or the timeframe required under Governing Law, whichever is greater.

### Access

Upon the start of the Early Move-In or the Term, whichever is applicable, the Landlord agrees to provide entry to the Tenant in the form of keys, fobs, cards, or any type of keyless access to the Property and any shared Common Areas. Access to the Property shall be given after successful payment and receipt of the amounts required at the execution of this Agreement (see attached 'Amount Due at Signing').

### Additional Occupants

Individuals who have a legal right to reside on the Property with the Tenant. The Tenant agrees to bear all responsibility and liability for the actions made by the Occupants.

### Common Areas

Defined as all areas and facilities outside the specified Property but within the boundary of the real estate in which it is located and described under Section 15 of this Agreement. Such areas are for the use of the Tenant, Occupants, and Guests in accordance with the rules of the Property.

### Disclosures

The Disclosures mentioned under Section 23, whether they are attached to this Agreement or distributed to the Tenant separately, are accepted, acknowledged, and understood by the Tenant upon their execution of this Agreement.

### Early Move-In

If the Tenant is permitted an Early Move-In, and any pro-rated rent is required to be paid, such payment must be made by the Tenant at the execution of this Agreement. If applicable and selected in Section 8, this Early Move-In period shall be protected under the same rights as the Term of this Agreement.

### **Furnishings and Appliances**

The Tenant understands that the Furnishings and Appliances mentioned herein are under the Landlord's ownership and must be returned in the same condition as at the start of the Term, normal wear and tear excepted.

### **Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction where the Property is located.

### **Guests**

Refers to individuals who are not a Tenant or an Occupant but are invited onto the Property on behalf of the Tenant. Guests are permitted to stay on the Property for a period of no more than 48 hours.

### **Late Fee**

Refers to a penalty accrued by the Tenant in connection to any Rent payment due to the Landlord. The Late Fee shall accumulate in accordance with the terms mentioned herein and Governing Law, abiding by any statutory grace periods that may exist.

### **Move-In Inspection**

A Move-In Inspection, if required under this Agreement or Governing Law, shall be to protect the liability of the Tenant and the Security Deposit. Both Parties must acknowledge the Property's condition at the start and the end of the Term.

### **Notices**

The official address used for legal communication between the Landlord and Tenant as mentioned in Section 21.

### **NSF Fee**

If a Non-Sufficient Funds (NSF) Fee is mentioned herein, and if it is greater than the amount permitted under Governing Law, the amount under Governing Law shall take precedent. If a Non-Sufficient Funds (NSF) Fee is charged to the Tenant, it shall be due and payable immediately.

### **Parking**

Any Parking provided by the Landlord shall be at the Tenant's discretion. The Landlord is not responsible for any damage, property loss, or liability that may occur to the Tenant's vehicle while parked in the described area.

**Pets**

If any property repairs, odor removal, or other maintenance is required due to the Tenant's Pets, the costs shall be deducted from the Pet Fee or Security Deposit with an itemized list disclosed to the Tenant.

**Pre-Payment of Rent**

If applicable, the Pre-Payment of Rent is applied to the dates mentioned herein. The Pre-Payment Period cannot be applied to any other timeframe and is non-refundable.

**Party or Parties**

The Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

**Property**

The Property is the residential space permitted to be occupied by the Tenant and Occupants as outlined in Section 2.

**Rent**

The first payment of Rent shall be due and payable at the execution of this Agreement. All subsequent Rent payments shall be paid on the due date in accordance with the payment instructions set forth under Section 4.

**Renters Insurance**

It is strongly recommended that the Tenant secures a Renters Insurance policy to cover personal property, which also includes personal liability for their actions.

**Security Deposit**

If required, a Security Deposit is paid by the Tenant to the Landlord at the execution of this Agreement.

**Smoking Policy**

Smoking, under this Agreement, is referred to using a 3rd party device to inhale plant-based or non-plant-based substances.

**Term**

The Term shall be the period of time the Tenant and any Occupants are permitted to reside on the Property as mentioned in Section 3.

**Utilities & Services**

The Tenant is responsible for any Utilities & Services not mentioned in Section 11 as the Landlord's responsibility.

**Violation of this Agreement**

If the Tenant violates this Agreement, and more than one individual is named as a Tenant, they shall jointly be liable for all obligations under this Agreement.

Lessor Signature: _____	Lessee Signature: _____
Date: _____	Contract Date: 1 Jan 0001