

## RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement ("Lease") is made and entered by and between **Isaac Equities LLC**, Address 16 Fillmore CT #302 Monroe NY 10950, ("Landlord") Cruz y crus juse luis ("Tenant")

Description of the Premises: The Premises subject to this Lease shall be a residential apartment located at **59 William Apt 1 Newburgh NY 12550**

The apartment consists of 1 bedrooms,1 bathroom,

1. **TERM:** The term of this lease shall commence on 07/01/2025 and shall continue for a period of 12 months. The Tenant shall have the option to extend the lease for an additional 12 months, subject to the Landlord's approval with option to Increase in rent
2. **RENT PAYMENT:** The tenant agrees to pay the Landlord a monthly rent of \$1,600 payable in advance on the 1st of each month. The rent shall be paid by \_\_\_\_\_.
3. **LATE FEE:** In the event that the Tenant fails to make the rent payment within 6 days from the due date, the Tenant shall pay a late fee of \$50 This late fee is intended to compensate the Landlord for the additional administrative costs and inconvenience caused by the late payment.
4. **SECURITY DEPOSIT:** Upon signing this Agreement, the Tenant shall provide a security deposit in the amount of \$1,600 This deposit shall be held by the Landlord as security for any damages to the Premises beyond normal wear and tear and any unpaid rent or other charges at the end of the lease term.
5. **NON-REFUNDABLE SECURITY DEPOSIT IN CASE OF EARLY TERMINATION:** In the event the Tenant vacates the Premises prior to the expiration of the lease term, the Tenant acknowledges that the security deposit shall be forfeited and shall not be refundable. By signing this Agreement, the Tenant agrees to waive any claim to the security deposit in the event of early termination.
6. **Occupants:** The Tenant acknowledges that the maximum number of occupants allowed to reside in the leased apartment shall not exceed the occupancy limit set by the City authorities. The Tenant shall not permit any unauthorized occupants to reside on the premises without prior written consent from the Landlord.
7. **MAINTENANCE AND REPAIRS:** The Landlord shall be responsible for maintaining the structural integrity of the Premises, including the roof, foundation, and major systems (e.g., electrical, plumbing,). The Tenant shall be responsible for day-to-day maintenance, such as changing light bulbs, keeping the Premises clean, taking the trash to the designated collection area the night before pickup, and ensuring the area around the trash cans is kept clean and tidy, and promptly reporting any maintenance issues to the Landlord
8. **Tenants are responsible to take out the garbage on pickup day and clear snow from sidewalks and entryways to maintain safety and accessibility.**
9. **Maximum Extension:** The maximum total extension for this Lease, including the initial term and any subsequent extensions, shall not exceed three 3 years from the start date

of the lease. Upon the completion of the maximum extension period, the Tenant shall vacate the Property.

10. Notice of Extension: Should the Tenant wish to exercise the option to extend the Lease, they must provide written notice to the Landlord at least 45 days before the current lease term's expiration.
11. Right to Refuse Extension: The Landlord reserves the right to refuse an extension request without providing a reason for refusal.
12. Moving Agreement: If the Tenant chooses not to extend the Lease after the initial term or any subsequent extension, the Tenant agrees to vacate the Property promptly and without any request for further extension or resorting to legal measures for extension.
13. Court Enforcement: In the event that the Tenant fails to vacate the Property after the maximum extension period of three 3 years has lapsed, and the Landlord is required to enforce the termination of the Lease through legal action, the Tenant shall be responsible for all legal costs and expenses incurred by the Landlord.
14. Waiver of Court Extension Request: Both parties agree not to seek any extension of the Lease through legal means, including filing a court request, regardless of the reason
15. LANDLORD'S RIGHTS OF ACCESS: The Landlord or its authorized representatives shall have the right to enter the Premises at reasonable times, upon providing reasonable notice to the Tenant, for the purpose of inspecting the Premises, making repairs or alterations, or ensuring compliance with the terms of this Agreement.
16. DEFAULT AND REMEDIES: In the event of a default by the Tenant, including but not limited to failure to pay rent or violation of any other terms of this lease, the Landlord shall have the following remedies: a. The Landlord may terminate this Agreement and seek eviction of the Tenant through legal proceedings. b. The Landlord may pursue any other legal remedies available to it to recover unpaid rent, damages, or costs incurred as a result of the Tenant's default.
17. GOVERNING LAW: This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any disputes arising under or in connection with this Agreement shall be subject to the exclusive jurisdiction of the courts of New York.
18. NOTICES: All notices, demands, or communications required or permitted under this Agreement shall be in writing and shall be deemed effective when delivered personally, sent by certified mail, or by a recognized courier service to the following addresses: 16 Fillmore CT #302 Monroe New York 10950
19. Entire Agreement: This Lease constitutes the entire agreement between the parties and supersedes any prior understanding or representation, written or oral.

IN WITNESS WHEREOF, the parties hereto have executed this Residential Lease Agreement as of the date first above written.

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Landlord

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Tenant