

RESIDENTIAL LEASE AGREEMENT

Lease Date: January 15, 2025

Property Address: 2847 Maple Grove Avenue, Unit 4B
San Francisco, California 94102

PARTIES TO THIS AGREEMENT

LANDLORD: Maple Grove Properties LLC
Business Address: 1500 Market Street, Suite 2200, San Francisco, CA 94103
Tax ID: 94-3827461
Contact: (415) 555-0123
Email: management@maplegroveproperties.com

TENANT(S): Sarah Michelle Johnson and David Alexander Chen
Current Address: 1820 Broadway Street, Apt 12, Oakland, CA 94612
Phone: (510) 555-7890 (Johnson), (510) 555-7891 (Chen)
Email: s.johnson@email.com, d.chen@email.com

1. LEASE TERM AND OCCUPANCY

This lease shall commence on **February 1, 2025** and shall continue for a fixed term of **24 months**, ending on **January 31, 2027**. The property shall be occupied only by the named tenants and the following approved occupants: Emma Rose Johnson (minor child, age 8) and Max Chen (minor child, age 5). Maximum occupancy is strictly limited to four (4) persons.

2. RENT AND FINANCIAL OBLIGATIONS

2.1 Monthly Base Rent: \$4,850.00 (Four Thousand Eight Hundred Fifty Dollars) payable on or before the 1st day of each month.

2.2 Payment Method: Rent shall be paid via ACH transfer to account ending in 7821 at Wells Fargo Bank, or by certified check payable to Maple Grove Properties LLC.

2.3 Late Fee: If rent is not received by the 5th day of the month, a late fee of \$145.50 (3% of monthly rent) will be charged. An additional daily late fee of \$25.00 per day will accrue starting on the 10th day until payment is received in full.

2.4 Returned Payment Fee: Any payment returned for insufficient funds will incur a \$75.00 processing fee, plus any late fees applicable.

3. SECURITY DEPOSIT AND PREPAID AMOUNTS

Item	Amount	Due Date	Status
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Security Deposit	\$9,700.00	January 25, 2025	PAID
First Month Rent (February 2025)	\$4,850.00	January 25, 2025	PAID
Last Month Rent (January 2027)	\$4,850.00	January 25, 2025	PAID
Pet Deposit (2 cats)	\$600.00	January 25, 2025	PAID
Key Deposit	\$150.00	January 25, 2025	PAID
TOTAL MOVE-IN COSTS	\$20,150.00	PAID IN FULL	

3.1 Security Deposit Terms: The security deposit of \$9,700.00 (equal to 2 months' rent) shall be held in an interest-bearing account at Wells Fargo Bank, Account #4582-9371-1100. Interest accrued will be paid to tenant annually at the rate of 0.15% per annum, calculated monthly.

3.2 Deposit Deductions: Deductions may be made for: (a) unpaid rent, (b) cleaning costs exceeding normal wear and tear (estimated at \$350-\$500 for full apartment cleaning), (c) repairs beyond normal wear and tear, (d) key replacement (\$75 per key), (e) unreturned amenity access cards (\$50 each), (f) carpet cleaning (\$225 per room), (g) painting if required (\$400-\$600 per room).

3.3 Deposit Return: The deposit, less any lawful deductions, shall be returned within 21 days of lease termination, along with an itemized statement of deductions sent to tenant's forwarding address.

4. UTILITIES AND ADDITIONAL CHARGES

Utility/Service	Monthly Est.	Paid By	Notes
Electricity (PG&E)	\$85-\$120	Tenant	Account #8821-4567-9012
Gas (PG&E)	\$35-\$60	Tenant	Same account as electric
Water & Sewer	\$75.00	Landlord	Included in rent
Trash/Recycling	\$42.00	Landlord	Included in rent
Internet (High-Speed)	\$89.99	Tenant	Optional - recommend Comcast
Parking Space #247	\$250.00	Tenant	Required monthly add-on
Storage Unit #B-12	\$125.00	Tenant	Optional monthly add-on
Renter's Insurance	\$35-\$50	Tenant	REQUIRED - min \$100K coverage

TOTAL ESTIMATED MONTHLY HOUSING COST: Base Rent (\$4,850) + Parking (\$250) + Storage (\$125) + Utilities (~\$240) + Insurance (~\$42) = **\$5,507.00 per month**

5. RENT ADJUSTMENT SCHEDULE

Period	Monthly Rent	Increase	Effective Date
Months 1-12	\$4,850.00	Base Rate	Feb 1, 2025
Months 13-24	\$5,047.00	+\$197 (4.06%)	Feb 1, 2026
If Extended Year 3	\$5,249.08	+\$202.08 (4.00%)	Feb 1, 2027

Note: Rent increases are capped at 5% annually per California Civil Code Section 1947.12. Landlord must provide 30 days' written notice for increases under 10%.

6. ADDITIONAL FEES AND CHARGES

Fee Type	Amount	When Applicable
Late Rent Fee	\$145.50 (one-time)	Rent not paid by 5th of month
Daily Late Fee	\$25.00/day	From 10th day onward
NSF/Returned Payment	\$75.00	Per returned payment
Lock-out Service	\$125.00	After-hours: \$200.00
Lost Key Replacement	\$75.00/key	Per key
Lost Access Card	\$50.00/card	Per card
Pet Violation Fee	\$500.00	Unauthorized pet
Smoking Violation	\$500.00	Per occurrence + cleaning
Noise Complaint (verified)	\$250.00	3rd occurrence and beyond
Guest Parking (unauthorized)	\$85.00	Per vehicle towed
Early Termination Fee	\$8,950.00	2 months rent if broken early
Lease Break - 6+ months notice	\$4,850.00	1 month rent
Sub-let Processing Fee	\$500.00	If landlord approves sublet
Move-out Cleaning (if needed)	\$350-\$500	Professional cleaning required
Carpet Cleaning	\$225.00/room	Beyond normal wear
Paint Touch-up	\$150.00/room	Minor repairs
Full Room Painting	\$400-\$600/room	Walls require full paint
Appliance Cleaning Fee	\$75.00/appliance	If left dirty

7. PAYMENT SCHEDULE - YEAR 1 (Feb 2025 - Jan 2026)

Month	Rent	Parking	Storage	Total Due
Feb 2025	\$4,850.00	\$250.00	\$125.00	\$5,225.00
Mar 2025	\$4,850.00	\$250.00	\$125.00	\$5,225.00
Apr 2025	\$4,850.00	\$250.00	\$125.00	\$5,225.00
May 2025	\$4,850.00	\$250.00	\$125.00	\$5,225.00
Jun 2025	\$4,850.00	\$250.00	\$125.00	\$5,225.00
Jul 2025	\$4,850.00	\$250.00	\$125.00	\$5,225.00
Aug 2025	\$4,850.00	\$250.00	\$125.00	\$5,225.00
Sep 2025	\$4,850.00	\$250.00	\$125.00	\$5,225.00
Oct 2025	\$4,850.00	\$250.00	\$125.00	\$5,225.00
Nov 2025	\$4,850.00	\$250.00	\$125.00	\$5,225.00
Dec 2025	\$4,850.00	\$250.00	\$125.00	\$5,225.00
Jan 2026	\$4,850.00	\$250.00	\$125.00	\$5,225.00
YEAR 1 TOTAL	\$58,200.00	\$3,000.00	\$1,500.00	\$62,700.00

8. PAYMENT SCHEDULE - YEAR 2 (Feb 2026 - Jan 2027)

Month	Rent	Parking	Storage	Total Due
Feb 2026	\$5,047.00	\$250.00	\$125.00	\$5,422.00
Mar 2026	\$5,047.00	\$250.00	\$125.00	\$5,422.00
Apr 2026	\$5,047.00	\$250.00	\$125.00	\$5,422.00
May 2026	\$5,047.00	\$250.00	\$125.00	\$5,422.00
Jun 2026	\$5,047.00	\$250.00	\$125.00	\$5,422.00
Jul 2026	\$5,047.00	\$250.00	\$125.00	\$5,422.00
Aug 2026	\$5,047.00	\$250.00	\$125.00	\$5,422.00
Sep 2026	\$5,047.00	\$250.00	\$125.00	\$5,422.00
Oct 2026	\$5,047.00	\$250.00	\$125.00	\$5,422.00
Nov 2026	\$5,047.00	\$250.00	\$125.00	\$5,422.00
Dec 2026	\$5,047.00	\$250.00	\$125.00	\$5,422.00
Jan 2027	\$5,047.00	\$250.00	\$125.00	\$5,422.00
YEAR 2 TOTAL	\$60,564.00	\$3,000.00	\$1,500.00	\$65,064.00

TOTAL 24-MONTH LEASE FINANCIAL SUMMARY:

Move-in Costs (paid upfront): \$20,150.00

Year 1 Payments (12 months): \$62,700.00

Year 2 Payments (12 months): \$65,064.00

GRAND TOTAL (24 months): \$147,914.00

Average Monthly Cost: \$6,163.08

Note: This excludes variable utilities (electric/gas ~\$120-180/month) and renter's insurance (~\$35-50/month), which would add approximately \$155-230/month to total housing costs.

9. PET POLICY AND ASSOCIATED COSTS

Tenant is permitted to keep two (2) domestic cats on the premises: "Whiskers" (5 years old, orange tabby) and "Shadow" (3 years old, black shorthair).

Pet Deposit: \$600.00 (paid at move-in, refundable less damage)

Monthly Pet Rent: \$0.00 (pets grandfathered in current lease)

Additional Pet (if approved): \$300 deposit + \$50/month per pet

Dog Policy: Dogs under 25 lbs permitted with additional \$500 deposit + \$75/month

Pet Damage Liability: Tenant responsible for all damage beyond normal wear including carpet replacement (\$2,500-\$3,500 full apartment), odor remediation (\$500-\$1,200), scratched doors (\$200-\$400 per door)

Pet Violation: Unauthorized pet incurs \$500 fine plus \$100/month retroactive pet rent

10. MAINTENANCE RESPONSIBILITIES AND COSTS

Item/Service	Responsibility	Estimated Cost (if tenant-paid)
HVAC filter replacement (quarterly)	Tenant	\$25-\$35 per filter
Light bulb replacement	Tenant	\$5-\$15 per bulb
Drain clogs (tenant-caused)	Tenant	\$150-\$350 plumber call
Pest control (standard quarterly)	Landlord	Included in rent
Pest control (tenant-caused infestation)	Tenant	\$300-\$800 treatment
Appliance repair (normal wear)	Landlord	No cost to tenant
Appliance repair (tenant damage)	Tenant	\$200-\$600 per repair
Window screen repair (tenant damage)	Tenant	\$75-\$150 per screen
Door lock replacement (lost keys)	Tenant	\$200-\$400 full lock change
Carpet cleaning (annual)	Tenant	\$225 per room
Professional cleaning (move-out)	Tenant	\$350-\$500 full unit
Landscaping/Common areas	Landlord	Included in rent
Snow/Ice removal (if applicable)	Landlord	Included in rent
Major repairs (roof, foundation)	Landlord	No cost to tenant

11. PROPERTY CONDITION AND INSPECTION SCHEDULE

Move-in Inspection Date: January 28, 2025 at 2:00 PM

Move-in Condition: Property is in excellent condition with new carpet (installed 12/2024, \$3,200 value), freshly painted walls (01/2025, \$2,400 value), new dishwasher (installed 11/2024, \$750 value).

Periodic Inspections: Landlord reserves the right to inspect the property with 24-hour written notice, typically conducted semi-annually.

Move-out Inspection: Scheduled within 48 hours of lease termination. Tenant may attend. Inspection

fee: \$0 (included). Landlord will provide itemized list of damages within 7 days, final settlement within 21 days.

12. INSURANCE REQUIREMENTS

REQUIRED RENTER'S INSURANCE:

Minimum Coverage: \$100,000 personal liability, \$50,000 personal property

Landlord must be named as "interested party"

Proof of insurance required before move-in and annually thereafter

Policy must include water damage and fire coverage

Recommended providers: State Farm (\$38/month), Lemonade (\$35/month), Allstate (\$45/month)

Failure to maintain insurance: \$150/month penalty plus full liability for damages

Landlord's Insurance: Landlord maintains \$2,500,000 liability coverage on building structure. This does NOT cover tenant's personal property or tenant liability.

13. COMPREHENSIVE PENALTY AND VIOLATION FEE SCHEDULE

Violation Type	1st Offense	2nd Offense	3rd+ Offense
Rent Late (6-9 days)	\$145.50	\$145.50 + \$25/day	May result in eviction
Unauthorized occupant	\$500	\$750	Lease termination
Unauthorized pet	\$500 + \$100/mo retroactive	\$1,000	Lease termination
Smoking violation	\$500 + cleaning costs	\$1,000	Lease termination
Excessive noise (verified)	Warning	\$250	\$500 + eviction process
Property damage (intentional)	Repair cost + \$500	Repair cost + \$1,000	Lease termination
Unauthorized alterations	\$300 + restoration cost	\$600 + restoration	Lease termination
Parking violation	\$85 tow fee	\$85 + \$100 fine	Parking privileges revoked
False alarm (fire/security)	\$250 city fine (pass-through)	\$250	\$250
Lease violations (general)	Written warning	\$250	\$500 + cure or quit
Subletting without approval	\$500 + eviction	Immediate eviction	N/A
Common area misuse	Warning	\$150	\$300

14. EARLY TERMINATION FINANCIAL OBLIGATIONS

Termination Scenario	Financial Obligation	Notice Required
Complete 24-month term	No penalty, deposit returned less damages	30 days before lease end
Terminate months 1-6	2 months rent (\$9,700) + remaining rent through 6 months	90 days written notice
Terminate months 7-12	2 months rent (\$9,700)	60 days written notice
Terminate months 13-18	2 months rent (\$10,094)	60 days written notice
Terminate months 19-24	1 month rent (\$5,047)	60 days written notice
Military deployment (SCRA)	No penalty, 30 days notice	30 days + deployment orders
Domestic violence (qualified)	No penalty with police report	30 days + documentation
Landlord breach (habitability)	No penalty if documented	Reasonable notice + remedy period
Job relocation (100+ miles)	1 month rent with proof	60 days + offer letter
Month-to-month after lease	No penalty	30 days written notice

15. ESTIMATED MOVE-OUT COST SCENARIOS

Condition Scenario	Cleaning	Repairs	Other	Total Cost	Deposit Returned
Excellent (minimal wear)	\$0	\$0	\$0	\$0	\$9,700.00
Good (normal wear)	\$225	\$150	\$0	\$375	\$9,325.00
Fair (some damage)	\$350	\$850	\$225 carpet	\$1,425	\$8,275.00
Poor (significant damage)	\$500	\$2,400	\$1,200 paint+carpet	\$4,100	\$5,600.00
Pet damage moderate	\$500	\$500	\$2,500 carpet replace	\$3,500	\$6,200.00

Pet damage severe	\$500	\$1,200	\$3,500 carpet+paint+odor	\$5,200	\$4,500.00
Smoking damage	\$800	\$1,500	\$3,000 paint+carpet+odor	\$5,300	\$4,400.00

Important: Above costs are estimates. Actual costs will be determined by professional assessment and itemized on the deposit disposition statement within 21 days of move-out. Costs exceeding the security deposit will be billed to tenant and are due within 30 days.

16. LEGAL COMPLIANCE AND DISCLOSURES

California Legal Disclosures:

- Lead-Based Paint: Property built in 1998, no lead paint hazard
- Mold Disclosure: No known mold issues, tenant to report moisture immediately
- Pest Control Records: Property treated quarterly, records available upon request
- Earthquake Safety: Building meets current seismic standards, earthquake insurance recommended
- Bed Bug Disclosure: No known bed bug infestation in past 12 months
- Methamphetamine Contamination: Property has never been used for drug manufacturing
- Sex Offender Database: Tenant advised to check www.meganslaw.ca.gov
- Military Base Proximity: Property is not within 1 mile of military base

Rent Control Status: San Francisco Rent Ordinance applies. Property subject to rent control regulations. Tenant has rights under SF Rent Board Rules. Annual allowable increase is currently 4% (2025). For questions: SF Rent Board (415) 252-4602.

Just Cause Eviction: Landlord may only evict for causes specified in SF Administrative Code Chapter 37. Tenant has right to relocation assistance if evicted for owner move-in (\$7,500) or Ellis Act (\$10,000+).

17. BUILDING AMENITIES AND ASSOCIATED FEES

Amenity	Cost	Access	Hours/Rules
Fitness Center	Included	24/7	Fob access, age 16+
Rooftop Terrace	Included	6AM-11PM	Quiet hours after 10PM
Business Center	Included	24/7	Printing: \$0.10/page B&W, \$0.25/color
Package Room	Included	24/7	Fob access, items held 7 days
Bike Storage	Included	24/7	Registration required, max 2 bikes/unit
Parking Space #247	\$250/month	24/7	Assigned space, no overnight guests
Guest Parking	\$25/day	Variable	Reserve 24hrs advance, max 3 days/month
Storage Unit B-12	\$125/month	6AM-10PM	5x5 ft unit, no hazardous materials
Extra Storage (if available)	\$150-\$225/mo	6AM-10PM	Based on size, waitlist current
Reserved Parking (if available)	\$350/month	24/7	Covered spaces, waitlist current
EV Charging Station	\$75/month	24/7	Level 2 charging, 2 stations available
Pet Spa	Included	8AM-8PM	Reservation via app, 1hr max

18. LEASE RENEWAL TERMS AND PROJECTIONS

Renewal Notification: Landlord will notify tenant of renewal terms 90 days before lease expiration (by November 1, 2026).

Projected Renewal Rent (Year 3 - Feb 2027): \$5,249.08/month (4% increase from Year 2)

Parking Renewal (Year 3): \$265/month (6% increase, market rate adjustment)

Storage Renewal (Year 3): \$135/month (8% increase, market rate adjustment)

Renewal Options:

1. 12-month renewal: Standard rates above
2. 24-month renewal: 2% discount on rent = \$5,144.10/month
3. Month-to-month: +20% premium = \$6,298.90/month

Early Renewal Incentive: If tenant commits to renewal by September 1, 2026 (5 months early), landlord will cap Year 3 rent increase at 3% = \$5,198.41/month (savings of \$50.67/month or \$608/year).

19. COMPREHENSIVE FINANCIAL SUMMARY

Financial Component	Amount	Due/Frequency
Initial Move-in Costs	\$20,150.00	One-time (Jan 25, 2025)
Year 1 Base Rent (12 months)	\$58,200.00	Monthly (\$4,850)
Year 2 Base Rent (12 months)	\$60,564.00	Monthly (\$5,047)
Parking (24 months)	\$6,000.00	Monthly (\$250)
Storage (24 months)	\$3,000.00	Monthly (\$125)
Estimated Utilities (24 months)	\$3,840.00	Monthly (~\$160 avg)
Renter's Insurance (24 months)	\$960.00	Monthly (~\$40)
TOTAL 24-MONTH OCCUPANCY COST	\$152,714.00	
Average Monthly All-in Cost	\$6,363.08	Monthly average
Security Deposit (refundable)	\$9,700.00	Held throughout lease
Pet Deposit (refundable)	\$600.00	Held throughout lease

20. SIGNATURES AND ACKNOWLEDGMENTS

By signing below, all parties acknowledge they have read, understood, and agree to all terms and conditions of this lease agreement, including all financial obligations, fees, and penalties described herein.

This lease was reviewed by both parties and their legal counsel. Both parties had adequate opportunity to negotiate terms. This agreement constitutes the entire agreement and supersedes all prior negotiations, representations, or agreements.

LANDLORD:

Michael Robertson, Managing Partner
Maple Grove Properties LLC
Date: January 15, 2025

TENANT #1:

Sarah Michelle Johnson
Date: January 15, 2025

TENANT #2:

David Alexander Chen
Date: January 15, 2025

WITNESS:

Jennifer Martinez, Leasing Agent
CA Real Estate License #01847392
Date: January 15, 2025

IMPORTANT NOTICES:

- Tenant has received a copy of this fully executed lease
- Tenant has received the SF Rent Board Information Packet
- Tenant has received the Property Disclosure Statement
- Tenant has been provided access to building rules and regulations
- Tenant acknowledges receipt of 2 keys, 2 mailbox keys, 2 access fobs, and parking remote
- Total value of provided items: \$450 (replacement costs apply if lost)

Document ID: LEASE-2025-MGP-2847MAPLE-4B-JOHNSON-CHEN

Prepared by: Maple Grove Properties LLC Legal Department

Review Date: January 10, 2025

Execution Date: January 15, 2025

Effective Date: February 1, 2025