

RESIDENTIAL RENTAL AGREEMENT

This Residential Rental Agreement (the "Agreement") is made on May 1, 2025, between:

LANDLORD: Robert Johnson, residing at 789 Oak Street, Greenville, TX 75401
("Landlord")

and

TENANT: Sarah Miller, currently residing at 456 Pine Avenue, Apt 302, Greenville, TX 75402 ("Tenant").

1. PROPERTY

Landlord agrees to rent to Tenant the residential property located at: 123 Maple Drive, Greenville, TX 75403 (the "Property").

2. TERM

The rental term shall begin on June 1, 2025, and end on May 31, 2026, for a period of one (1) year.

3. RENT

Tenant agrees to pay monthly rent of \$1,200.00, due on the 1st day of each month. The first month's rent is due before Tenant takes possession of the Property.

Rent payments shall be made to: Robert Johnson 789 Oak Street Greenville, TX 75401

4. SECURITY DEPOSIT

Tenant shall pay a security deposit of \$1,200.00 upon signing this Agreement. The security deposit will be returned within 30 days after Tenant vacates the Property, less any deductions for damages beyond normal wear and tear.

5. UTILITIES

Tenant is responsible for payment of all utilities including electricity, water, gas, internet, cable TV, and trash collection.

6. MAINTENANCE

Tenant shall keep the Property in a clean and sanitary condition. Tenant shall immediately notify Landlord of any maintenance issues. Landlord will arrange for necessary repairs within a reasonable timeframe.

7. ENTRY BY LANDLORD

Landlord may enter the Property for inspection, repairs, or to show the Property to prospective tenants with 24 hours' notice, except in cases of emergency.

8. PETS

No pets are allowed on the Property without prior written consent from Landlord.

9. EVENTS

The following events are scheduled during the lease term:

- Property Inspection: July 15, 2025
- HVAC Maintenance: October 1, 2025
- Annual Property Assessment: February 10, 2026

10. TERMINATION

Either party may terminate this Agreement 60 days before the end of the term by providing written notice. If no notice is given, the Agreement will convert to a month-to-month tenancy.

11. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Texas.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

Robert Johnson, Landlord Date: May 1, 2025

Sarah Miller, Tenant Date: May 1, 2025

WITNESSES:

James Wilson Date: May 1, 2025

Emily Taylor Date: May 1, 2025

