

## RENTAL AGREEMENT

This Rental Agreement is made on **January 15, 2024**, between:

**Landlord:**

Michael Thompson  
123 Elm Street  
San Francisco, CA 94101  
Phone: (555) 123-4567

**Tenant:**

Sarah Johnson  
456 Maple Avenue  
Los Angeles, CA 90001  
Phone: (555) 987-6543

**Property Address:**

789 Oak Drive  
San Jose, CA 95112

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### 1. TERM

The lease shall begin on **February 1, 2024**, and shall terminate on **January 31, 2025**, unless renewed or terminated earlier in accordance with this agreement.

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### 2. RENT

The monthly rent shall be **\$1,800.00**, payable on or before the 1st of each month. Payment should be made to the Landlord at the address specified above.

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### 3. SECURITY DEPOSIT

The Tenant shall pay a security deposit of **\$1,800.00** prior to occupancy. This deposit will be returned within 30 days of lease termination, minus any deductions for damages.

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### 4. UTILITIES

The Tenant is responsible for electricity, water, internet, and all other utilities unless otherwise agreed in writing.

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## 5. MAINTENANCE

The Tenant agrees to keep the premises clean and in good repair. The Landlord shall be responsible for structural repairs and maintenance of major appliances.

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## 6. TERMINATION

Either party may terminate this agreement with **30 days' written notice**. Early termination by the Tenant without proper notice will result in forfeiture of the security deposit.

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## 7. GOVERNING LAW

This agreement shall be governed by the laws of the State of California.

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

**Landlord Signature:** \_\_\_\_\_

**Tenant Signature:** \_\_\_\_\_