

## **House Rental Contract**

KNOWN ALL MEN BY THESE PRESENTS:

This House Rental Contract, made and entered into this 20<sup>th</sup> day of May 2007 at Manila by and between:

**Antonio Levy S. Ingles. Jr. and/or Mary Rose C. Ingles**, of legal age, with residence and postal address at Unit 2006 EGI Taft Tower 2339 Taft Avenue, Malate, Manila, And herein referred to as the **Owner(s)**,

— And —

**GERALDINE O. GALINATO**, of legal age, with residence and postal address at 6 Manganese Road, Pilar Village, Las Pinas, Metro Manila, And herein referred to as the **Resident(s)**,

### **WITNESSETH:**

In consideration of the agreements of the Resident(s), known as: **GERALDINE O. GALINATO**, the Owner(s), known as: **Antonio Levy S. Ingles. Jr. and/or Mary Rose C. Ingles**, hereby rent their the dwelling/house located at **Lot 6, Block 20, Royal South Townhomes, Marcos Alvarez Avenue, Talon 5, Las Pinas City, Metro Manila** for the period commencing on the **20<sup>th</sup> day of May, 2007**, and monthly thereafter until the **20<sup>th</sup> day of May, 2008**, at which time this Agreement is terminated.

Resident(s), in consideration of Owner(s) permitting them to occupy the above property, hereby agrees to the following terms:

1. **RENT:** To pay as rental the sum of **SIX THOUSAND FIVE HUNDRED PESOS IP 6,500.001** per month, due and payable in advance from the **20<sup>th</sup> day of every month**.

2. **FAILURE TO PAY ON TIME:** Failure to pay the rent will result in being served a Notice to End Residential Tenancy. This Notice may be served if you have an outstanding balance from failure to pay your rent. This Notice may also be served from being habitually late in paying your rent regardless of the balance owed. Once the Notice to End Residential Tenancy is received, you will have a prescribed time to pay all of the amount overdue on your rent. **A three-day grace period will be allowed for late payment.** Failure to pay the monthly rental within the grace period is subject to FIVE (5%) PERCENT interest per month of delay as penalty.

Habitual failure of the Resident(s) to pay within the prescribed time shall result in the Owner(s) taking immediate legal action to evict the Resident(s) from the premises and seize the security deposit.

3. **SECURITY DEPOSIT:** Resident(s) agrees to pay a deposit in the amount of **SIX THOUSAND FIVE HUNDRED PESOS (P 6,500.001)** to secure Resident(s)'s pledge of full compliance with the terms of this agreement. Note: THE DEPOSIT MAY NOT BE USED BY TENANT TO PAY THE RENT DURING THE TENANCY. The security deposit will be used at the end of the tenancy to compensate the Owner(s) for any damages or unpaid rent or charges, and will be repaired or replaced at Resident(s)'s expense with funds other than the deposit.

4. **METHOD OF PAYMENT:** The initial advance payment of rent and deposit under this contract be PAID IN CASH at least 7 days before the date of moving-in. Thereafter, monthly rent payments must be paid by POST DATED CHECKS payable to **ANTONIO LEVY S. INGLES. JR.** until a first check is dishonored and returned unpaid. Regardless of cause, no other additional payments may afterwards be made by check. Checks returned will not be redeposited. The Resident(s) will be notified by a 3 day notice, and will be required to pay the amount due in cash.