

RESIDENTIAL LEASE AGREEMENT

Austin, TX

Effective Date: November 22, 2025

THIS RESIDENTIAL LEASE AGREEMENT ("Lease") is entered into between Landlord and Resident(s).

Landlord leases the Premises to Resident(s) for the term and consideration described below.

1. PARTIES

Landlord / Property Owner: Thecapitol

Resident(s): suha

Additional Occupants: None reported (update if minors or roommates will live in the Premises).

2. PREMISES

Address: Downtown Austin, Austin, TX, Austin, TX

Premises are leased as a private residence; storage or business use is not permitted without written consent.

3. TERM AND RENEWAL

Initial Term: 3 month(s), commencing on December 05, 2025 and ending on March 05, 2026. Upon expiration, the Lease converts to a month-to-month tenancy unless either party provides at least thirty (30) days' written notice.

Any renewal for a specific term must be in writing and signed by both parties.

4. RENT, ADDITIONAL FEES, AND PAYMENT

Monthly Rent: \$950, due on or before the first day of each month with a 3-day grace period.

Acceptable payment methods include online payments via Apartments.com, personal check, cashier's check, or money order.

Prorated rent for partial months will be calculated on a daily basis (monthly rent divided by days in the month).

Floor plan selection:

Selected floor plan: Furnished Bedroom in 4 Bed 2 Bath A.

Plan details: 4 Beds, 2 Baths, 100 Sq Ft, \$900 Deposit.

Availability reported by community: 2 Available units.

Selected unit: 0 (100 sq ft) at \$950/month.

Utilities & Essentials: Additional fees (utilities packages, parking, pet fees, etc.) may apply per community policies.

5. LATE PAYMENTS AND RETURNED FUNDS

Rent received after the grace period may incur late charges under Landlord's policy.

Payments returned for insufficient funds may require certified funds for future payments.

6. SECURITY DEPOSIT

Resident shall pay a refundable security deposit prior to move-in. The deposit cannot be applied to rent without Landlord's consent and may be used to cover unpaid rent, damages beyond normal wear, unpaid utilities, cleaning, and other charges permitted by law. An itemized disposition will be provided within the statutory time frame after move-out.

7. CONDITION OF PREMISES

Resident acknowledges the right to inspect the Premises prior to possession and agrees the Premises (including appliances and fixtures) are in clean, safe condition unless otherwise noted in writing within 48 hours of move-in.

Resident must maintain the Premises in a sanitary condition, refrain from unapproved alterations, and promptly report defects.

8. USE AND OCCUPANCY

The Premises shall be occupied solely by the Resident(s) and approved Occupants listed above. Commercial activity, subletting, or short-term rentals (e.g., STR platforms) are prohibited without written consent.

Conduct that disturbs neighbors or violates laws/ordinances constitutes a default.

9. VEHICLES AND PARKING

Resident may keep up to 1 operable, properly registered vehicle(s) in designated spaces.

Boats, trailers, or recreational vehicles require prior written permission.

10. UTILITIES AND SERVICES

Landlord-provided utilities: Water and sewer, Garbage and trash disposal.

Resident-responsible utilities: Electricity, Gas, Heating, Telephone, Internet, All other services.

Resident must keep all utility accounts current throughout the Lease term.

11. MAINTENANCE, REPAIRS, AND ACCESS

Resident shall promptly notify Landlord of leaks, pest activity, electrical issues, or other conditions that could damage the property. Landlord may access the Premises with reasonable notice for inspections, repairs, or as permitted by law.

12. INSURANCE AND LIABILITY

Resident is encouraged to maintain renter's insurance to cover personal property and liability losses.

Landlord is not responsible for Resident's personal belongings, vehicles, or guests, except as required by law.

13. PETS

Pets require prior written approval and a completed pet addendum. When approved, monthly pet rent may apply. Service and support animals will be reasonably accommodated.

14. DEFAULT AND REMEDIES

Failure to pay rent, maintain insurance when required, or comply with Lease obligations constitutes a default. Landlord may pursue all remedies available under state law, including termination, eviction, and recovery of damages.

15. ADDENDA AND RULES

Community policies, HOA rules, or addenda (parking, pet, mold, lead-based paint, etc.) are incorporated by reference. Resident agrees to follow all published rules and acknowledges receipt of required disclosures.

16. COMPLIANCE CONTEXT

This draft references Austin TX rent cap. Verify city- and state-specific statutes (rent caps, notice requirements, deposit limits) prior to execution.

Accepted on _____

Resident: _____ Date: _____

Landlord/Manager: _____ Date: _____

This draft was generated with AI assistance and should be reviewed by all parties before signing.