

LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into as of 19 December 2025, by and between:

BY AND BETWEEN: **Landlord:** John Michael Smith, ABC Property Management LLC

Address: 123 Main Street, Suite 200 City, State 12345

Phone: (555) 123-4567

AND: **Tenant:** Sarah Elizabeth Johnson

Address: 456 Current Street City, State 12345

Phone: (555) 987-6543

1. Property

Landlord leases to Tenant the property located at:

e.g. 789 Rental Avenue, Apartment 2B City, State 12345 (the "Premises").

The Premises shall include the following: Refrigerator, dishwasher, washer/dryer, garage parking space.

2. Lease Term

The lease term shall begin on 1 December 2025 and end on 1 December 2026 (the "Term"), unless renewed or terminated as provided in this Agreement. If Tenant remains in possession of the Premises after the Term expires without written agreement, the lease shall convert to a month-to-month tenancy at a rental rate of \$1200, \$1500 per month, subject to termination by either party with 30 days' written notice.

3. Rent

Tenant shall pay rent in the amount of \$1800 per month, due on the 1st of each month. Payments shall be made via bank transfer to John Smith, ABC Property Management, XYZ Bank Account.

- Rent shall be paid without demand, deduction, or offset.
- A late fee of \$50 will be assessed if rent is not received within 10 days after the due date.

4. Security Deposit

Tenant shall pay a security deposit of \$1800 before taking possession of the Premises. The deposit shall be returned within 30 days of lease termination, less any deductions for unpaid rent, cleaning, and damages beyond normal wear and tear. A detailed itemization of deductions, if any, will be provided to Tenant.

5. Use of Premises

Tenant shall use the Premises solely for residential purposes and shall not engage in any illegal activities or activities that violate community rules or homeowners' association regulations (if applicable). Tenant shall not use the Premises in any manner that would increase the risk of fire or other hazards.

6. Utilities and Services

- **Tenant's Responsibilities:** Tenant shall pay for internet, cable.
- **Landlord's Responsibilities:** Landlord shall pay for Water, sewer, trash collection, landscaping.

Failure to pay for required utilities may result in a breach of this Agreement.

7. Repairs and Maintenance

- Tenant shall maintain the Premises in a clean and habitable condition and shall notify Landlord of any necessary repairs.
- Tenant is responsible for minor maintenance, including but not limited to replacing light bulbs and air filters.
- Landlord shall be responsible for major repairs, including structural repairs, plumbing, heating, and electrical issues, unless damage was caused by Tenant's negligence.
- Tenant shall not make any alterations, including painting, installing fixtures, or structural modifications, without prior written consent from Landlord.

8. Pets

Pets are allowed with a non-refundable pet deposit of \$100 and subject to the following conditions: Dogs under 50 lbs only, maximum 2 cats, must be spayed/neutered.

9. Subleasing and Guests

- Tenant shall not sublease or assign the Premises without prior written consent from Landlord.
- Guests may stay no longer than 7 consecutive days without Landlord's approval.

10. Right of Entry

Landlord may enter the Premises for inspections, repairs, or emergencies with 6 hours' notice, except in cases of emergency where no notice is required.

11. Termination and Renewal

At the end of the lease term, this Agreement shall automatically renew on a 1-year basis.

Either party may terminate this Agreement with 30 days' written notice. If Tenant terminates the lease early, they may be responsible for unpaid rent until a new tenant is found, as permitted by law.

12. Default and Remedies

If Tenant fails to pay rent or violates any terms of this Agreement, Landlord may:

- Issue a written notice to cure the violation within 10 days.
- Terminate the lease and initiate eviction proceedings if the violation is not corrected.
- Withhold the security deposit to cover unpaid rent or damages.

Tenant shall be responsible for Landlord's legal fees if eviction or collection efforts are required.

13. Liability and Insurance

- Landlord shall not be liable for injury, loss, or damage to Tenant's personal property.
- Tenant is encouraged to obtain renters' insurance to cover personal belongings and liability.

14. Dispute Resolution

Any dispute arising under this Agreement shall first be attempted to be resolved through mediation. If mediation fails, the parties agree to submit the dispute to binding arbitration in Chicago. Each party shall bear its own legal costs unless otherwise determined by the arbitrator.

15. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

16. Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements. Any modifications must be in writing and signed by both parties.

Landlord Signature:

John Michael Smith

Date: 19 December 2025

Tenant Signature:

Sarah Elizabeth Johnson

Date: 19 December 2025