

Residential Lease

This Lease Agreement ("Lease") is entered by and between Neha Kasabwala ("Landlord") and Varun Nalamati ("Tenant") on 08/26/2024. Landlord and Tenant may collectively be referred to as the "Parties." This Lease creates joint and several liabilities in the case of multiple Tenants. The Parties agree as follows.

PREMISES: Landlord hereby leases the premises located at 2787 Middlecoff Place, Falls Church, VA 22043 (assigned **One Room Bedroom on Upper Floor Largest Room, along with Shared Common Areas**) (the "Premises") to Tenant

LEASE TERM: The Lease will start on 09/01/2024 and end on 08/31/2025, and will continue as a month-to-month tenancy thereafter. To terminate tenancy, the Landlord or Tenant must give the other party a written 30-day notice of Lease non-renewal, or termination during any month during the term. The Tenant or Landlord may only terminate their Lease on the last day of any month and the Landlord or Tenant must receive a written notification of non-renewal or termination at least 30 days prior to the last day of that month. If the Tenant plans to leave on or after the first of any month, they are responsible for that month's full rent. There is no Lease Termination Fee. Tenant or Landlord can terminate Lease, as long as 30-day notice is provided, before move out date, during any month of the term. If the Tenant does not provide the Landlord with a written 30-day notice, they shall forfeit their full deposit and their monthly rental amount paid.

LEASE PAYMENTS: Tenant agrees to pay to Landlord as rent for the Premises the amount of \$ 1,250 each month in advance on the 1st day of each month at automatic Draft payment or cashier's check or cash, at any other address designated by Landlord. If the Lease Term does not start on the 1st day of the month or end on the last day of a month, the first and last month's rent will be prorated accordingly.

LATE CHARGES: Rent is due on the 1st of each month. If any or all of the rent is not received by the 1st of the month, \$ 50 per day will be charged as late fees until full rental payment is received. If rent is not received by the 1st of the month, Tenant will be considered in breach of the Lease Agreement and eviction proceedings will be initiated.

INSUFFICIENT FUNDS: Tenant agrees to pay the charge of \$ 50 for each check given by Tenant to Landlord that is returned to Landlord for lack of sufficient funds.

SECURITY DEPOSIT: At the signing of this Lease, Tenant shall deposit with Landlord, in trust, a security deposit of \$ 0 as security for the performance by Tenant of the terms under this Lease and for any damages caused by Tenant, Tenant's family, agents and visitors to the Premises during the term of this Lease. Landlord may use part or all of the security deposit to repair any damage to the Premises caused by Tenant, Tenant's family, agents and visitors to the Premises. However, Landlord is not just limited to the security deposit amount and Tenant remains liable for any balance. Tenant shall not apply or deduct any portion of any security deposit from the last or any month's rent. Tenant shall not use or apply any such security deposit at any time in lieu of payment of rent. If Tenant breaches any terms or conditions of this Lease, Tenant shall forfeit any deposit, as permitted by law. Any unreasonable Damages done to property by Tenant can be charged by the Landlord, once final inspection is done on move out date.

DEFAULTS: If Tenant fails to perform or fulfill any obligation under this Lease, Tenant shall be in default of this Lease. Subject to any statute ordinance or law to the contrary, Tenant shall have 3 days from the date of notice of default by Landlord to cure the default. In the event Tenant does not cure a default, Landlord may at Landlord's option a) cure such default and the cost of such action may be added to Tenant's financial obligations under this Lease, or b) declare Tenant in default of the Lease. In the event of default, Landlord may also, as have permitted by law, re-enter the Premises and re-take possession of the Premises. Landlord may, at its option, hold Tenant liable for any difference between the

DAMAGE TO PREMISES: If the Premises or part of the Premises are damaged or destroyed by fire or other casualty not due to Tenant's negligence, the rent will be abated during the time that the Premises are uninhabitable. If Landlord decides not to repair or rebuild the Premises, then this Lease shall terminate and the rent shall be prorated up to the time of the damage. Any unearned rent paid in advance shall be refunded to Tenant. Please provide Room cleaned, deodorized, and back with all linens washed/dry cleaned, like it was provided in time of move in when tenant moves out. Any unreasonable Damages done to property by Tenant can be charged by the Landlord, once final inspection is done on move out date.

MAINTENANCE AND REPAIR: Tenant will, at Tenant's sole expense, keep and maintain the Premises in good, clean and sanitary condition and repair during the term of this Lease and any renewal thereof. Tenant shall be responsible to make all repairs to the Premises, fixtures, appliances and equipment therein that may have been damaged by Tenant's misuse, waste or neglect, or that of the Tenant's family, agents or visitors. Tenant agrees that no painting will be done on or about the Premises without the prior written consent of Landlord. Tenant shall promptly notify Landlord of any damage, defect or destruction of the Premises or in the event of the failure of any of the appliances or equipment. Landlord will use its best efforts to repair or replace any such damaged or defective areas, appliances or equipment.

RIGHT OF INSPECTION. Tenant agrees to make the Premises available to Landlord or Landlord's agents for the purposes of inspection, making repairs or improvements, or to supply agreed services or show the premises to prospective buyers or tenants, or in case of emergency. Except in case of emergency, Landlord shall give Tenant reasonable notice of intent to enter. For these purposes, twenty-four (24) hour notice shall be deemed reasonable. Tenant shall not, without Landlord's prior written consent, add, alter or re-key any locks to the Premises. At all times Landlord shall be provided with a key or keys capable of unlocking all such locks and gaining entry. Tenant further agrees to notify Landlord in writing if Tenant installs any burglar alarm system, including instructions on how to disarm it in case of emergency entry. Landlord may access property anytime and notify tenant.

HOLDOVER: In the event Tenant remains in possession of the Premises for any period after the expiration of the Lease Term ("Holdover Period") a new month-to-month tenancy shall be created subject to the same terms and conditions of this Lease at a monthly rental rate of \$ 1,250 _____ per month, unless otherwise agreed by the Parties in writing. Such month-to-month tenancy shall be terminable on thirty (30) days notice by either Party or on longer notice if required by law.

ABANDONMENT: If Tenant abandons the Premises or any personal property during the term of this Lease, Landlord may at its option enter the Premises by any legal means without liability to Tenant and may at Landlord's option terminate the Lease. Abandonment is defined as absence of the Tenants from the Premises for at least 15 consecutive days without notice to Landlord. If Tenant abandons the Premises while the rent is outstanding for more than 15 days and there is not reasonable evidence, other than the presence of the Tenants' personal property, that the Tenant is occupying the unit, Landlord may at Landlord's option terminate this Lease Agreement and regain possession in the manner prescribed by law. Landlord will dispose of all abandoned personal property on the Premises in any manner allowed by law.

EXTENDED ABSENCES: In the event Tenant will be away from the Premises for more than 15 consecutive days, Tenant agrees to notify Landlord in writing of such absence. During such absence, Landlord may enter the premises at times reasonable necessary to maintain the property and inspect for damages and needed repairs.

SECURITY: Tenant understands that Landlord does not provide any security alarm system or other security for Tenant or the Premises. In the event any alarm system is provided, Tenant understands that such alarm system is not warranted to be complete in all respects or to be sufficient to protect Tenant on the Premises. Tenant releases Landlord from any loss, damage, claim or injury resulting from the failure of any alarm system, security or from the lack of any alarm system or security.

SEVERABILITY: If any part of this Lease shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any provision of this Lease is deemed invalid or

NOISE: Tenant shall not cause or allow any unreasonably loud noise or activity in the Premises that might disturb the rights, comforts and conveniences of other persons. No lounging or visiting will be allowed in the common areas. Furniture delivery and removal will take place between 8:00a.m. and 8:00p.m.

PARKING: Tenant is granted permission to use the Visitor parking space in parking lot for the purpose of visitors. Landlord is not responsible for, nor does it assume any liability for damages caused by fire, theft, casualty, or any other cause whatsoever with respect to any car or its contents.

BALCONIES: Tenant shall not use balcony for the purpose of storage, drying clothes, cleaning rugs or grilling.

BICYCLES: All bicycles owned by the Tenant shall be stored only in the areas designated by the Landlord and not in any other parts of the building including the hallways, entrances and lobbies.

LOCKING OF ENTRANCE DOORS: Landlord reserves the right to close, and keep locked all entrance doors of the building, during such hours as the Landlord deems advisable for the safety, and protection of the building, and its occupants. Tenant shall not prop open any entrance doors.

DWELLING: Tenant is only entitled to occupy the dwelling listed above. This Lease does not entitle the Tenant to use of any area outside of the dwelling including, but not limited to, the attic, basement or the garage without written permission from the Landlord. Tenant is not to paint any part of the apartment without prior written permission from the Landlord.

WATER LEAKS: Tenant is to notify the Landlord immediately if Tenant notices any running water in the faucets in the kitchen, bathroom sink, bathtub or any other faucets. If the toilet is running and does not shut off properly, Tenant is to notify Landlord immediately. If Tenant does not notify Landlord of any water leaks and it is determined that the water bill is in excess because of this leak, Tenant will be responsible financially for paying the difference in the water bill.

IN WITNESS THEREOF, the Parties have caused this Lease to be executed on the day and year first above written.

LANDLORD:

Date

TENANTS:

Varun Nalamati _____
Name (print)

NVarun , 08-26-2024
Signature Date

APPLICATION SUMMARY:

Cell: 678-622-2722 Work Email: Varun.Nalamati@capitalone.com

Capital One, 1680 Capital One Drive, Mclean, VA 22102

Email: vnamati52@gmail.com

LEGAL STATUS: U.S. Citizen, Drivers #

SS # -

VEHICLE: Toyota Camry Georgia TGG7366

EMERGENCY CONTACT # NAME/RELATIONSHIP/PHONE: Name: Name: Surya Prakasa

Murty Nalamati Relation: Father Phone: 678-549-3054 Email: spmnamati@gmail.com