

QUICKRENT PROPERTY MANAGEMENT

Standard Residential Lease Agreement

Unit 4B, 221 Elm Street, Portland, OR 97201

1. RENT AND LATE FEES

Monthly rent is \$1,850, due on the 1st of each month. If rent is not received by 11:59 PM on the 1st, a late fee of \$75 per day shall be assessed beginning on the 2nd, with no cap on accumulated late fees. Partial payments shall be applied first to any outstanding late fees, then to the oldest unpaid rent balance. Acceptance of partial payment does not waive the right to collect the full amount owed, including all accumulated late fees. Tenant waives any right to dispute the reasonableness of late fees by signing this lease.

2. MAINTENANCE AND REPAIRS

Tenant shall notify Landlord in writing of any needed repairs within 24 hours of discovery. Landlord will make repairs within a reasonable timeframe, as determined solely by Landlord. If Tenant fails to report a condition within 24 hours, Tenant assumes full financial responsibility for any resulting damage, including damage to adjacent units. Tenant may not withhold rent for any reason, including failure by Landlord to complete repairs. Tenant may not make any repairs or hire any contractor without prior written consent from Landlord.

3. ENTRY AND INSPECTION

Landlord or Landlord's agents may enter the premises for inspection, maintenance, or showing to prospective tenants or buyers upon 12 hours' notice delivered by any method, including text message, email, or note left at the door. In case of emergency, as determined by Landlord, no notice is required. Tenant agrees that determination of what constitutes an emergency rests solely with Landlord. Landlord may install and maintain smart lock systems and retains a master access code at all times.

4. TERMINATION AND SECURITY DEPOSIT

Either party may terminate with 60 days' written notice. Upon termination, Landlord shall inspect the premises and deduct from the security deposit the cost of any cleaning, repairs, or restoration needed to return the unit to its original condition, normal wear and tear excluded. Landlord reserves sole discretion to determine what constitutes normal wear and tear. Disputes regarding deductions shall be resolved by binding arbitration in Landlord's county of registration, with each party bearing its own costs. Tenant waives the right to a jury trial for any dispute arising from this lease.

By signing below, Tenant agrees to all terms and conditions of this lease.

Tenant Signature / Date

Landlord Signature / Date