

Tau Williams

Rental Lease Draft

This lease agreement is active as of March 30, 2023 and pertains to Tau Williams and the following residents:

Maria Guzman Lewis
John Lewis

The Landlord and Tenants agree as follows:

1. Property Ownership

- a. The landlord is in complete ownership of the property located at 123-45 Roland Avenue, New York.
- b. The property is only to be used for the personal residence of the tenants listed, unless otherwise indicated

2. Rent Term

- a. The term of this agreement begins on March 30, 2023, therefore, tenants will pay rent on a monthly basis
- b. The tenants must give the landlord at least 3 weeks prior notice before terminating the lease agreement
- c. The landlord must give the tenant 30 days notice before terminating the lease agreement

3. Management

- a. The tenants acknowledge that the landlord, Tau Williams, is in charge of all maintenance and repairs that take place on the property
- b. Tenants must contact the landlord regarding and any complaints about the property

- c. Tenants must seek permission from the landlord before making any changes to the property

4. Rent

- a. The tenants shall pay monthly rent in the amount of \$2000 on the last day of each month for a full month worth of rent.
- b. Tenants must pay monthly rent using the following payment methods:
 - i. Cash
 - ii. PayPal
 - iii. Personal Check
 - iv. Direct Deposit
- c. The landlord is allowed to reject any payment methods other than the ones listed above
- d. Tenants will pay a fee of \$40 for each day their rent payment is late and tenants will be charged \$30 in the event that any payment is stopped either by insufficient funds or cancellation by tenant
- e. All tenants on the property will be held responsible for late payments
- f. Tenants will be given 30 days notice in the event that rent is increased

5. Property Abandonment

- a. If tenants have vacated the property for more than a month without giving notice or paying rent than the landlord has the right to terminate the lease agreement

6. Occupancy

- a. The landlord must be given 30 days notice before tenants allow new occupants. However, children do not apply to this rule
- b. No occupant is allowed continued occupancy in the event that the tenant vacates the property, without permission from the landlord
- c. No pets of any kind are allowed on the property
- d. No more than 10 people are allowed to occupy the tenant portion of the property at one time

7. Smoking

- a. Tenants and other occupants/guests are prohibited from smoking both inside and outside within the boundaries of the property
- b. Tenants will be liable for all property damages caused by smoking or drug use and will reimburse the landlord for all damages caused
- c. Repeated offenses will lead to the termination of the lease agreement and eviction
- d. All forms of smoking are banned including:
 - i. Marijuana
 - ii. E-cigarettes
 - iii. Vaping

8. Maintenance

The landlord is responsible for maintaining property safety and keeping the property in good condition at all times. It is the landlord's duty to ensure that the property is in livable condition and any issues that may threaten that standard will be resolved immediately.

9. Repairs

- a. Tenants must notify landlord about any need for repair on the property
- b. Tenants are responsible for repair costs if damages were caused by reckless actions

10. Utilities and Services

Tenants are solely responsible and shall pay expenses for all utilities and services used on the property

11. Property Temperature and Water

- a. The landlord is required to keep a reasonable temperature within the property during all seasons
- b. The landlord is also required to provide hot water at all times throughout the year

12. Property Alterations

- a. Tenants are not allowed to make alterations or improvements to the property without first asking permission from the landlord

- b. All alterations or improvements to be made shall become property of the landlord and improvements or alterations shall be surrendered to the landlord at the termination of the lease agreement

13. Hazardous Materials

Tenants shall not own or have any item on the property that is dangerous, flammable, or explosive that might unreasonably pose a threat to the well-being of the property and other tenants.

14. Landlord Access to Property

- a. The landlord has the right at all times to enter the property until the termination of the lease agreements for reasons such as:
 - i. Documenting the condition of the property
 - ii. Making repairs to the property
 - iii. Leave a written notice
- b. Excluding the event of an emergency, the landlord will give tenants a 24 hour notice before entering the property

15. Noise Policy

- a. Noises that are excessively loud and disturbing to the enjoyment of the property are strictly prohibited
- b. Tenants will pay a fine of \$30 each time this policy is violated with a third offense leading to the termination of the lease agreement

