

# **STANDARD RENTAL LEASE AGREEMENT**

This Agreement (hereinafter referred to as "Agreement") is entered into on 1 May, 24 by and between Freddy Tobin (hereinafter referred to as "Landlord"), with the address of 242 Georges Br Rd , Candler , Nc , 28715 , and Dale Crisp (hereinafter referred to as "Tenant"), with the address of 252 Georges Br Rd , Candler , NC , 28715 .

The Landlord hereby agrees to lease the Private (hereinafter referred to as "Property"), located at 242 Georges Br Rd , Candler , NC , 28715 under the following terms and conditions:

## **1.TERM**

The Tenant hereby agrees to lease the Property at a fixed term of 5 years , starting on 1 May, 24 and ending on 1 May, 2029 . The monthly rental fee shall only begin once the possession of the Property has been available to the Tenant.

## **2.PAYMENT TERMS**

The Tenant hereby agrees to pay the Landlord an amount of 600.00 , payable on or before the 1 May, 24 of each month. The Landlord requires the Tenant to pay the rent for the first month before moving in.

A late fee charge of 0 if the monthly rent was delayed for more than 0 . It shall be considered additional rent and is part of the amount to be paid for that month.

The Landlord shall also require the Tenant to pay a security deposit in the amount of 0 , which is equivalent to 0 , as security that the Tenant shall adhere to the terms and conditions under this Agreement. The Landlord reserves the right to use the security deposit to cover any damages to the Property caused by the Tenant. The Landlord shall refund the security deposit, minus any necessary charges, to the Tenant thirty (30) days after the end of this Agreement and provide the Tenant with an itemized list of damages.

### **3.CONDITION OF THE PROPERTY**

The Landlord shall lease the Property to the Tenant in an “as is” condition. The Tenant also hereby acknowledges that the Property is in good and proper condition.

### **4.USE AND ACCESS**

The Tenant may have full access to the Property during the term of this lease. The Tenant, however, may not use the Property for any illegal purpose and shall abide by any federal or state law.

The Landlord and any of their agents, employees, or representatives may have the right to enter the Property at any time or at any reasonable time to inspect the Property and to make any necessary adjustments or repairs.

### **5.AMENITIES**

The Landlord shall provide the Tenant with the following amenities:

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## **6.UTILITIES**

It shall be the sole responsibility for all of its utilities, telephone, and any other incurred bills during the term of their lease. The Tenant hereby authorizes the Landlord to deduct any amount of unpaid bills from the security deposit after the termination of this Agreement. The Landlord shall agree to pay for the water, garbage, and sewage bills

## **7.REPAIR AND MAINTENANCE**

The Landlord encourages the Tenant to report any defect founds in the Property for the Landlord to make any necessary repairs and changes. The Tenant also hereby agrees to notify the Landlord for any serious building problems such as water leaks, roof leaks, or wall cracks. Should the Tenant fail to notify the Landlord, the Tenant may be held responsible for the repair. Upon notification, the Landlord is required to repair the problems reported as soon as possible.

## **8.TERMINATION**

This Agreement may be terminated on grounds of non-payment by the Tenant. The Landlord may also terminate this Agreement in the event that the Property has been sold. A written notice of termination will be given to the Tenant prior to 30days notice .

## **9.ACKNOWLEDGMENT**

The Landlord and the Tenant hereby fully acknowledges that they have read, understood, and agree with the terms and conditions of this Agreement on 13 Apr, 24 .

Signature: \_\_\_\_\_

Landlord: \_\_\_\_\_

Signature: \_\_\_\_\_

Tenant: \_\_\_\_\_