

DEMO DOCUMENT — FICTIONAL. Not a real lease, not legal advice. All names, addresses, and parties are invented.

RESIDENTIAL LEASE AGREEMENT

This Lease is made on September 15, 2026 between **Juniper Court Properties LLC** ("Landlord") and **Casey Morgan** ("Tenant") for Unit 4B, 210 Juniper Court, Fairview (the "Premises").

1. Term

The lease term begins October 1, 2026 and ends September 30, 2027. **This Lease shall automatically renew for successive twelve (12) month terms** unless either party gives written notice of non-renewal at least **sixty (60) days** before the end of the then-current term. Rent for any renewal term may be increased by up to six percent (6%).

2. Rent

Monthly rent is \$1,640.00, due on the 1st day of each month. Rent received after the 5th day of the month incurs a late fee of \$75.00, plus \$10.00 per day thereafter, not to exceed \$175.00 per month.

3. Security Deposit

Tenant shall pay a security deposit of \$1,640.00. Landlord shall return the deposit, less itemized deductions for damage beyond normal wear and tear, within forty-five (45) days after Tenant vacates.

4. Utilities

Tenant is responsible for electricity and internet. Landlord provides water, sewer, and trash, billed back to Tenant at a flat rate of \$65.00 per month.

5. Pets

One cat or dog under 40 lbs is permitted with a non-refundable pet fee of \$300.00 and monthly pet rent of \$35.00.

6. Entry

Landlord may enter the Premises with at least twenty-four (24) hours' notice for inspections, repairs, or showings, and without notice in an emergency.

7. Early Termination

Tenant may terminate this Lease early by providing thirty (30) days' written notice and paying an early termination fee equal to **two (2) months' rent**.

8. Maintenance

Tenant shall replace light bulbs and HVAC filters and keep drains clear. Tenant is responsible for the cost of repairing clogged drains caused by Tenant's use. Landlord is responsible for structural, plumbing, electrical, and appliance repairs not caused by Tenant.

9. Insurance

Tenant must maintain renter's insurance with at least \$100,000 liability coverage and provide proof within 14 days of move-in.

10. Alterations

No painting, nails larger than picture hangers, or lock changes without written consent of Landlord.

11. Subletting

Tenant shall not sublet or assign this Lease, including short-term rentals, without Landlord's prior written consent.

12. Move-Out Cleaning

Tenant shall professionally clean carpets upon move-out and provide a receipt, or a \$150.00 carpet cleaning charge will be deducted from the deposit.

13. Notices

All notices must be in writing and delivered by certified mail or via the Landlord's resident portal.

Signed: _____ Landlord _____ Tenant