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| House Rental Agreement |

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| Landlord Information | Tenant Information |
| **Name** | **Name** |
| Jillene Holtaway | Nadine Rousell |
| **Address** | **Email** |
| 725 Barby Junction, 85 Grayhawk Center | aibrahim@example.com |
| San Antonio, Texas, 78220 |  |
| United States | **Phone Number** |
|  | (123) 456-7890 |
| **Phone Number** |  |
| (192) 472-5503 | **Number of Occupants** |
|  | 2 |

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| Rental Information |  |  |
| House Rental Address | **Rent Amount per Month** | $3,200.00 |
| 321 Ken Junction, 12 Blueowl Plaza, San Antonio, Texas, 33322,United States |  |  |
| **Start Date of Agreement** | **Security Deposit** | $5,000.00 |
| Thursday, December 31, 2020 |  |  |
|  |  |  |
| **End Date of Agreement** | **Late Charges** | $767.00 |
| Saturday, December 31, 2022 |  |  |
| **Date of First Payment Due** | **Payment Method** | Option 2 |
| Friday, January 1, 2021 |  |  |
| **Pay Period:** 1 month | **Collected by** | Nadine Roussel |

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| Terms and Conditions |

This House Rental Agreement made on **Saturday, November 7, 2020** between **Jillene Holtaway** (Landlord) and **Nadine Rousell** (Tenant).

##  ACKNOWLEDGMENT

The Landlord agrees to rent the house in its present condition located at

**Street Address: 321 Ken Junction
Street Address Line 2: 12 Blueowl Plaza
City: San Antonio
State / Province: Texas
Postal / Zip Code: 33322
Country: United States**

to the Tenant under these terms.

The Tenant acknowledges the terms of this Agreement and comply.

##  AGREEMENT TERM

This House Rental Agreement will begin on **Thursday, December 31, 2020** and end on **Saturday, December 31, 2022**. After this, a renewal agreement will be created for the new term.

## MONTHLY RENTAL

The monthly rental shall be **$3,200.00** per month.

Payments will be made by **Option 2**. The monthly rental shall be collected by **Nadine Roussel**.

If the tenant failed to pay within ﬁve (5) days after the due date, late charges of **$767.00** will be applied.

## SECURITY DEPOSIT

The Tenant agrees to pay a security deposit of **$5,000.00**. The Security Deposit is to be refunded upon leaving the residency, terminating this contract, and returning the keys to the Landlord.

The Security Deposit will cover for any damage to the premise.

This Security Deposit will also cover in case the Tenant fails to pay the utility bills.

##  UTILITIES

Tenants will be responsible for paying all utilities like electricity, water, gas, telephone, cable, and internet.

## MAINTENANCE AND DAMAGES

Tenant shall keep the premises in good condition.

The Tenant will be responsible for any damage caused which means the Tenant will should all the expenses in ﬁxing it.

Tenants shall follow reasonable standards of cleanliness.

Written permission from the landlord is needed for any alterations.

The Landlord may enter the premises for the purposes of inspection, repair, maintenance, and emergency.

## OCCUPANCY

The number of occupants is limited to **2**. It will only be occupied by the Tenant and the Tenant's immediate family member.

## RULES and REGULATIONS

The number of guests shall not exceed 3. An overnight guest may not stay for more than two (2) nights. Pets are not allowed on the premises.

Smoking is prohibited on the premises.

## PEACE AND ORDER

Tenants are not allowed to keep ﬁrearms, bows, combat knife and other weapons on the premises. Tenants agree not to use the premises in a way to disturb the peace in the neighborhood.

##  ABANDONMENT

If the Tenant abandons the house, the Landlord has the right to enter the house by any means without liabilities. The Landlord is allowed to presume that Tenant abandoned the premise if the furniture and other items were removed.

If the house is unoccupied for a period of 15 consecutive days without written notiﬁcation to the Landlord, it will be considered as abandonment.

## AMENDMENTS

This Agreement can only be changed or modiﬁed through the written consent of both parties.

## GOVERNING LAW

This agreement shall be governed under the laws of the state of **Texas**.

We, the undersigned, hereby agreed that we have read this agreement and bounded by its terms and conditions.

# Date of Execution

**Saturday, November 7, 2020**

# Landlord Signature Tenant Signature

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