

Lease Agreement

1. **PARTIES.** Vaslav Novak, the landlord, agrees to rent to Anita Cruz, the tenant, the premises described in paragraph 2, below.
2. **DESCRIPTION OF PREMISES.** The premises are described as 1000 Center St., Apt. 32A, Mountain View, CA 94040 and include refrigerator, dishwasher, and laundry facilities and one parking space in the parking lot, but exclude garage space.
3. **TERM.** The lease shall begin on April 1, 2018 and shall end on March 31, 2019.
4. **RENT.** The total rent for the premises for the lease term is \$21,600 payable each month at \$1,800. Rent is payable in advance by the 5th day of each month, and will be delivered to Vaslav Novak, 1000 Center St., Apartment 40 B, Mountain View, CA 94040. If the rent is paid after the 5th day of the month, a late fee of \$80 will be charged. The late fee is due by the end of the month.
5. **SECURITY DEPOSIT:** The landlord acknowledges receipt of \$1,800 as a cleaning and security deposit. At the end of the lease, the landlord may keep all or any part of this deposit of this rental agreement for any of the following reasons:
 - i) to cover unpaid rent owed to the landlord
 - ii) to pay the cost of repairing any damage to the premises resulting from abuse, misuse, or neglect, not including normal wear and tear.
6. **UTILITIES:** The tenant agrees to pay for all utilities except water, which shall be paid by the landlord.
7. **PETS:** Tenants shall not keep a pet on the premises.
8. **LANDLORD RESPONSIBILITIES.** The landlord shall:
 - i) keep the public areas in a clean and safe condition.
 - ii) keep the appliances in the rental unit in good working order.
 - iii) paint the rental unit every three years.
 - iv) supply a smoke alarm and carbon monoxide detector in each bedroom.
9. **TENANT RESPONSIBILITIES.** The tenant shall:
 - i) pay rent promptly when due.
 - ii) keep the rental unit in a clean and safe condition.
 - iii) place garbage and refuse in the containers provided.
 - iv) park only in the parking spot provided in the tenants' parking lot.
10. **TENANT RESPONSIBILITIES.** The tenant shall not:
 - i) alter the premises (for example, paint) without permission of the landlord.
 - ii) smoke on the premises.
 - iii) use the laundry facilities between the hours of 10 P.M. and 6 A.M.

Locate Details.

Read the lease Agreement and then read the statements below. Write T (True) or F (False).

- ____ 1. The landlord pays for electricity and water.
- ____ 2. The landlord is required to make sure appliances work and fix them if they break.
- ____ 3. Both the landlord and the tenant are required to keep certain areas clean and safe.
- ____ 4. The tenant is not supposed to make changes to the apartment without permission.
- ____ 5. The tenant is not allowed to smoke in the hallways, but is allowed to smoke in his or her apartment.
- ____ 6. The tenant is not allowed to use the laundry room after 8:00pm.

Define Key Words

Find the words on the left in the lease. Match the words with their definitions.

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| ____ 1. Landlord | a. apartment building and its facilities, such
Parking spaces. |
| ____ 2. Tenant | b. breaking down of something from normal
everyday use. |
| ____ 3. Premises | c. number of months for the lease |
| ____ 4. Security deposit | d. money paid by the tenant in advance, in case of
damage to the apartment, house or building. |
| ____ 5. Wear and tear | e. owner of the house, apartment or building. |
| ____ 6. Term | f. person who pays rent to live in the apartment. |

