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# Introduction and Parties

## Introduction

This Residential Lease Agreement (the "Agreement") is made and entered into as of January 1, 2024, by and between the parties identified below.

## Parties

### Landlord

DocuPal Demo, LLC, a company organized under the laws of the United States, with its principal address at 23 Main St, Anytown, CA 90210 ("Landlord"), agrees to lease to Tenant the property described herein.

### Tenant

Acme Inc, also known as ACME-1, a business entity organized under the laws of the United States, with its principal address at 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA ("Tenant"), agrees to lease from Landlord the property described herein.

### Leased Property

The Landlord leases to Tenant the residential property located at 123 Main Street, Anytown, USA.

## Lease Term and Renewal

### Lease Term

The initial term of this Lease shall be for one year. The Lease begins on January 1, 2024, and will end on December 31, 2024.



## Renewal Option

ACME-1 has the option to renew this Lease for one additional year. To exercise this option, ACME-1 must provide Docupal Demo, LLC with written notice at least 60 days before the Lease expiration date.

## Termination Notice

ACME-1 must provide Docupal Demo, LLC with written notice of its intention to terminate the lease at least 30 days prior to the lease expiration date.

## Rent Payment and Fees

The monthly rent for the property is \$2,500. ACME-1 must pay rent on the first day of each month.

### Payment Method

ACME-1 will make all rent payments via electronic transfer. Docupal Demo, LLC will provide the necessary account information for these transfers.

### Late Payment

If rent is not received by Docupal Demo, LLC by the due date, a late fee of \$50 will be applied. This late fee is due immediately.

## Security Deposit and Damage

### Security Deposit

Tenant shall deposit with Landlord the sum of \$2,500 as security for Tenant's full and faithful performance of the terms of this Lease. This amount will be held by Landlord in accordance with applicable law.



## Permitted Deductions

Landlord may only withhold amounts from the Security Deposit necessary to:

- Remedy Tenant defaults in the payment of Rent.
- Repair damages to the Premises, exclusive of ordinary wear and tear.
- Clean the Premises, if necessary, to return it to its condition at the commencement of the Lease, exclusive of ordinary wear and tear.
- Compensate for any other loss or damage sustained by Landlord as a result of Tenant's violation of this Lease.

## Security Deposit Return

Landlord shall return the Security Deposit to Tenant within 30 days after the termination of this Lease and Tenant's delivery of possession of the Premises to Landlord, less any amounts properly withheld. The refund will be mailed to Tenant's last known address.

## Damage Assessment

Upon termination of the lease, Landlord will inspect the property for any damages beyond normal wear and tear. Tenant will be notified of any deductions from the security deposit along with an itemized list of damages and costs of repair. Normal wear and tear does not include broken or missing items, stains, excessive dirt, or any damage resulting from misuse or neglect by the Tenant or their guests.

## Maintenance and Repairs

Docupal Demo, LLC, the Landlord, will handle routine maintenance of the property located at 123 Main Street, Anytown, USA.

## Reporting Repairs

ACME-1, the Tenant, must report any needed repairs to the Landlord in writing. The Tenant can send repair requests by email to the Landlord or via certified mail to 23 Main St, Anytown, CA 90210.



## Tenant Responsibility for Damages

The Tenant is responsible for any damages to the property caused by their negligence or misuse, or that of their guests. The Landlord will assess damages and bill the Tenant accordingly.

## Use of Premises and Occupants

The premises shall be used solely for residential purposes. Tenant agrees to use the property as a private residence for themselves and their permitted occupants.

### Occupancy

The maximum number of occupants permitted to reside at the property is four (4) persons. The tenant is responsible for ensuring that this limit is not exceeded at any time during the lease term.

### Prohibited Uses

The tenant shall not use the premises for any unlawful, improper, or offensive purpose. This includes, but is not limited to, any activity that violates local, state, or federal laws, or that creates a nuisance or disturbance to other residents.

### Subleasing

The tenant is prohibited from subleasing the property or assigning this lease without the prior written consent of the landlord. Any unauthorized subleasing or assignment shall be considered a breach of this lease agreement.

## Utilities and Services

Tenant is responsible for paying for the following utilities: electricity, gas, and internet services. Tenant must make arrangements with the appropriate utility providers to establish service in their name and pay all bills directly.



Landlord will provide and pay for water, sewer, and trash removal services. These services are included in the rent, and tenant is not required to make separate payments for them.

## Billing Disputes

If tenant has a billing dispute regarding utilities for which they are responsible, they must submit the dispute in writing to landlord. Landlord will review the dispute and provide a response.

# Rules and Regulations

This section outlines the rules and regulations for the property located at 123 Main Street, Anytown, USA. Acme, Inc, as the tenant, agrees to adhere to these rules at all times during the lease term. Docupal Demo, LLC, reserves the right to amend these rules with written notice to the tenant.

## General Conduct

The tenant is responsible for maintaining a peaceful and quiet environment, ensuring that their conduct and that of their guests does not disturb other residents or neighbors. The tenant must comply with all applicable local ordinances and community standards.

## Pets

No pets of any kind are allowed on the property. This includes, but is not limited to, dogs, cats, birds, reptiles, and rodents.

## Alterations

The tenant is not permitted to make any alterations or modifications to the property without the prior written consent of Docupal Demo, LLC. This includes, but is not limited to, painting, wallpapering, installing fixtures, or making structural changes. Any alterations made without consent will be considered a breach of this agreement.





## Compliance

The tenant must comply with all applicable laws, ordinances, and regulations of any governmental authority. The tenant is responsible for ensuring that their activities on the property do not violate any laws or regulations.

# Entry and Inspection

## Landlord's Right of Entry

Docupal Demo, LLC, the Landlord, may enter the premises under certain circumstances. The Landlord will provide ACME-1, the Tenant, with at least 24 hours' notice before entering for routine inspections, repairs, or to show the property to prospective buyers or tenants.

## Emergency Access

In the event of an emergency, such as a fire, flood, or other urgent situation, the Landlord may enter the premises without prior notice. The Landlord can also enter without notice if the property appears to be abandoned.

## Inspection Frequency

Regular inspections will occur no more than once per quarter. The Landlord will conduct these inspections at reasonable times and with proper notice, as described above.

# Default and Remedies

## Tenant Default

Acme, Inc. (Tenant) will be considered in default of this Residential Lease Agreement if any of the following events occur:

- Failure to pay rent when due.
- Violation of any term or condition of this lease.
- Abandonment of the property.





## Landlord Remedies

Upon the occurrence of any Tenant default, Docupal Demo, LLC (Landlord) will have the following remedies, in addition to any other rights or remedies provided by law:

- **Termination of Lease:** Landlord may terminate this lease by providing written notice to Tenant.
- **Eviction:** Landlord may initiate eviction proceedings to remove Tenant from the property as per state and local laws.
- **Collection of Unpaid Rent and Damages:** Landlord may collect all unpaid rent, late fees, and any damages resulting from Tenant's breach of this lease. This includes costs to repair damages to the property beyond normal wear and tear.

## Eviction Procedures

Eviction proceedings will be conducted in accordance with applicable state and local laws. Landlord will provide Tenant with any required notices and an opportunity to be heard as required by law.

## Termination and Move-Out

This lease agreement will terminate on the specified end date, unless renewed or terminated earlier as provided herein.

### Lease Termination Notice

ACME-1 must provide Docupal Demo, LLC with written notice of intent to terminate the lease at least 30 days prior to the desired termination date. Failure to provide timely notice may result in financial penalties as permitted by law.

### Move-Out Procedures

Upon termination of this lease, ACME-1 must vacate the premises, remove all personal property, and return the property to Docupal Demo, LLC in a clean and good condition, reasonable wear and tear excepted. ACME-1 is responsible for any damages beyond reasonable wear and tear.



## Property Condition Assessment

A joint inspection of the property will be conducted by Docupal Demo, LLC and ACME-1 at both move-in and move-out to assess the condition of the premises. This inspection will serve as a basis for determining any necessary repairs or deductions from the security deposit.

# Dispute Resolution and Governing Law

## Dispute Resolution

The parties will try to resolve any dispute related to this lease through good-faith negotiation.

### Mediation

If negotiation fails, the parties agree to participate in mediation before starting any legal action. A neutral mediator will be selected by mutual agreement. The cost of mediation will be shared equally by both parties.

## Governing Law and Jurisdiction

This lease shall be governed by and interpreted under the laws of the United States and the State of California. The courts of Anytown, USA, shall have jurisdiction over any legal action arising from this lease. The prevailing party in any legal action will be entitled to recover reasonable attorney fees and costs.

# Miscellaneous Provisions

## Amendments

This agreement may be amended only by a written instrument signed by both Landlord and Tenant.

## Notices

All notices must be sent as follows:



- **Landlord:** 456 Oak Avenue, Anytown, USA
- **Tenant:** 789 Pine Street, Anytown, USA

## Severability

If any clause of this agreement is held to be invalid or unenforceable, the remaining provisions will continue in full force and effect.

## Entire Agreement

This agreement contains the entire understanding between the parties. It supersedes all prior negotiations, representations, and agreements, whether oral or written.

# Signatures

This Residential Lease Agreement is made and entered into as of January 1, 2024, by and between Docupal Demo, LLC ("Landlord") and Acme, Inc ("Tenant").

## Landlord

Docupal Demo, LLC, a United States company with its principal address at 23 Main St, Anytown, CA 90210, hereby agrees to the terms and conditions outlined in this Residential Lease Agreement.

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Signature

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Printed Name

Date: \_\_\_\_\_

## Tenant

Acme, Inc, a business entity organized under the laws of the United States, with its principal address at 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA, hereby agrees to the terms and conditions outlined in this Residential Lease Agreement.



Signature

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Printed Name

Date: \_\_\_\_\_

The parties acknowledge that they have read, understood, and agree to all the terms and conditions of this Residential Lease Agreement. By signing below, both the Landlord and Tenant enter into this agreement freely and voluntarily, intending to be legally bound.

