

Residential Lease Agreement

This Residential Lease Agreement ("Agreement") is made and entered into on 4/2/2023 between:

Landlord:

Tad Livingston

4016 Doane Street, Fremont CA 94538

Tenant:

Timmy York

Property Address:

2330 39th Street Northwest, Washington DC 20007

I. Parties and Property Details

This Agreement establishes a lease between Tad Livingston (hereinafter referred to as the "Landlord") and Timmy York (hereinafter referred to as the "Tenant") for the residential property located at 2330 39th Street Northwest, Washington DC 20007.

II. Lease Type and Purpose

This Agreement shall be a fixed-term lease, commencing on 5/2/2023 and terminating on 5/2/2025. The premises are to be used strictly as a residential dwelling.

III. Rent and Payment Terms

The Tenant agrees to pay the Landlord a monthly rent of \$1975, due on the 2nd day of each month. Payment shall be made to the Landlord at the address specified in this Agreement. Late payments shall incur fees as outlined in this Agreement.

IV. Security Deposit and Additional Fees

A security deposit of \$1975 is required upon execution of this Agreement. No additional fees are required.

V. Utilities and Maintenance

The Landlord agrees to provide specified utilities, including [List utilities]. The Tenant is responsible for maintaining the premises in a clean and sanitary condition, ensuring its good order and repair, and promptly reporting any maintenance issues to the Landlord.

VI. Access and Entry

The Landlord or their agents have the right to enter the premises as permitted by law, provided reasonable notice is given to the Tenant.

VII. Termination and Dispute Resolution

Either party may terminate this Agreement with 30 days' written notice. Disputes arising under this Agreement shall be resolved through negotiation in good faith before any litigation.

VIII. Additional Terms and Governing Law

Additional terms include provisions related to smoking, pets, waste, guests, compliance with laws, and indemnification. The governing law of this Agreement shall be that of the state of Arkansas.

IX. Execution

This Agreement is executed by the signatures of both parties, confirming their understanding and acceptance of the terms and conditions set forth herein.

Landlord's Signature:

[Signature]

Landlord's Printed Name:

Tad Livingston

Tenant's Signature:

[Signature]

Tenant's Printed Name:

Timmy York

Date Signed:

[Date]

X. Amendments and Entire Agreement

This Agreement may only be amended in writing and signed by both parties. This Agreement constitutes the entire understanding between the Landlord and Tenant and supersedes any prior agreements or understandings, whether written or oral.

XI. Severability

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

XII. Notice

Any notices required under this Agreement shall be given in writing and delivered to the addresses of the parties as specified in this Agreement.

XIII. Execution by Agent

RESIDENTIAL LEASE AGREEMENT

If either party is represented by an agent, the agent's signature shall be binding on the party they represent.

This Residential Lease Agreement is hereby executed on the date first above written.