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RESIDENTIAL LEASE AGREEMENT

Effective Date: November 01, 2026

State of Pennsylvania

This Residential Lease Agreement ("Agreement") is entered into on November 01, 2026, by and between Sample Landlord LLC ("Landlord") and Sample Tenant ("Tenant") for the residential Premises described below.

WHEREAS, the party designated below as Landlord is the owner or authorized agent of the real property described herein; and

WHEREAS, the party designated below as Tenant desires to lease the Premises for residential use upon the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1 — PARTIES

1.1 Landlord. The term "Landlord" means Sample Landlord LLC, whose address is 100 Sample Street, Sampleville, PA 19000 (together with Landlord's heirs, successors, assigns, and authorized agents). Landlord may be contacted at telephone 215-555-0100 and email landlord@example.com.

1.2 Tenant. The term "Tenant" means Sample Tenant, whose address is 200 Example Avenue, Unit 2B, Sampleville, PA 19000 (together with Tenant's heirs, executors, administrators, and permitted assigns). Tenant may be contacted at telephone 215-555-0101 and email tenant@example.com.

Each party represents and warrants that such party has full legal capacity and authority to enter into this Agreement.

ARTICLE 2 — DEFINITIONS

2.1 "Agreement" or "Lease" means this Residential Lease Agreement, including all exhibits and addenda hereto.

2.2 "Premises" means the real property and improvements located at 200 Example Avenue, Sampleville, Pennsylvania, 19000, as more particularly described in Article 3.

2.3 "Rent" means the monthly sum specified in Article 5, payable by Tenant to Landlord for the use and occupancy of the Premises.

2.4 "Security Deposit" means the sum specified in Article 7, held by Landlord as security for the faithful performance by Tenant of Tenant's obligations under this Lease.

2.5 "Term" means the period specified in Article 4 during which Tenant shall have the right to occupy the Premises.

All other capitalized terms used herein shall have the meanings ascribed to them in this Agreement or, if not defined herein, their ordinary legal meaning.

ARTICLE 3 — DEMISE OF PREMISES

3.1 Grant. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Premises, including Apartment 2B, for use and occupancy exclusively as a private residential dwelling.

3.2 Use. Tenant shall not use or permit the Premises to be used for any purpose other than residential occupancy without the prior written consent of Landlord. Tenant shall not use or permit the use of the Premises in any manner that constitutes a nuisance, violates any applicable law, ordinance, or regulation, or invalidates any insurance maintained by Landlord.

ARTICLE 4 — TERM

4.1 Commencement and Expiration. The Term of this Lease shall commence on November 01, 2026 (the "Commencement Date") and shall expire on October 31, 2027 (the "Expiration Date"), unless sooner terminated in accordance with this Lease. Tenant shall take possession on November 01, 2026 unless otherwise agreed in writing.

4.2 Holdover and Renewal. Upon expiration of the initial term, this Lease shall continue on a month-to-month basis unless either party gives written notice of termination at least 30 days before the end of the then-current period, or the parties execute a written renewal or extension agreement.

ARTICLE 5 — RENT

5.1 Amount and Due Date. Tenant shall pay to Landlord, without demand, deduction, setoff, or counterclaim (except as expressly permitted by applicable law), rent in the amount of \$1,500.00 (U.S. dollars) per month, payable in advance on the first (1st) day of each calendar month during the Term.

5.2 Place and Method of Payment. Rent shall be paid to Landlord at the address set forth in Article 1, or to such other person or at such other place as Landlord may designate in writing from time to time. Rent is due on the first (1st) day of each month during the Term.

5.3 First Payment. Tenant shall pay the first full monthly Rent of \$1,500.00 upon execution of this Lease by the parties, in addition to any prorated rent, deposits, or fees due at move-in as stated elsewhere in this Lease.

ARTICLE 6 — LATE CHARGES AND RETURNED PAYMENTS

6.1 Late Charge. If Rent is not received by the end of the fifth (5th) calendar days after the due date, Tenant shall pay a late charge of \$50.00 for each such occurrence. The parties acknowledge that such late charge represents a reasonable estimate of the costs and damages incurred by Landlord as a result of late payment and is not a penalty.

6.2 No Waiver. Acceptance by Landlord of any late or partial payment shall not constitute a waiver of Landlord's right to insist upon timely payment in full thereafter, or to pursue any remedy available under this Lease or at law or in equity, to the extent permitted by applicable law.

ARTICLE 7 — SECURITY DEPOSIT

7.1 Amount. Upon execution of this Lease, Tenant shall deposit with Landlord the sum of \$1,500.00 as security for the faithful performance by Tenant of all terms, covenants, and conditions of this Lease.

7.2 Application. Landlord may, at Landlord's option, apply all or any portion of the Security Deposit to: (a) any unpaid Rent; (b) the repair of damage to the Premises beyond ordinary wear and tear; (c) the cost of cleaning or restoring the Premises to the condition required upon surrender; and (d) any other amounts owed by Tenant to Landlord under this Lease or applicable law.

7.3 Return. Within the time period required by applicable law following Tenant's vacation and surrender of the Premises, Landlord shall return the Security Deposit to Tenant, less any lawful deductions, together with an itemized written statement of any deductions made. Landlord shall return the Security Deposit within 30 days after Tenant vacates the Premises, or sooner if required by applicable law.

7.4 Pennsylvania Security Deposit. Pursuant to the Pennsylvania Landlord and Tenant Act of 1951 (68 P.S. §§ 250.511a, 250.511b, 250.512), Landlord may not require security exceeding two months' rent during the first year of the lease, and may not require more than one month's rent during the second and subsequent years or upon any renewal. A deposit over \$100 shall be held in an escrow account at a federally or state-regulated institution, and Landlord shall notify Tenant in writing of the name and address of that institution. Within 30 days after termination of the lease or after surrender and acceptance of the Premises, whichever occurs first, Landlord shall give Tenant a written list of any damages claimed, together with payment of the balance of the escrowed funds and any unpaid interest. A Landlord who fails to provide that list forfeits all rights to withhold any portion of the escrowed funds and to bring suit against Tenant for damages to the Premises.

ARTICLE 8 — MAINTENANCE AND REPAIRS

8.1 Landlord's Obligations. Landlord shall maintain the Premises in a habitable condition in compliance with all applicable building, housing, and health codes. Landlord shall maintain in good working order the structural components of the building and, where provided, the plumbing, electrical, heating, and air conditioning systems serving the Premises.

8.2 Tenant's Obligations. Tenant shall maintain the Premises in a clean and sanitary condition and shall promptly notify Landlord in writing of any condition requiring repair. Tenant shall be responsible for the cost of all repairs necessitated by Tenant's negligence, misuse, or failure to perform Tenant's obligations hereunder. Tenant shall not make any alterations, additions, or improvements to the Premises without the prior written consent of Landlord. All alterations, additions, and improvements made with Landlord's consent shall become the property of Landlord upon installation.

8.3 Maintenance and upkeep. Tenant shall promptly report minor repair needs (including light bulbs and HVAC filters). Landlord shall make or arrange the repair unless the need was caused by Tenant's negligence or misuse, or unless otherwise required by law.

ARTICLE 9 — UTILITIES AND SERVICES

9.1 Utilities. Tenant shall be responsible for the cost of electricity, gas, internet/cable, and heating fuel service to the Premises, including all charges, deposits, and fees imposed by the provider. Landlord shall be responsible for the cost of water, sewer, and trash service to the Premises.

9.2 Interruption. Landlord shall not be liable for any interruption or failure of utility or other services to the Premises to the extent such interruption or failure is beyond Landlord's reasonable control.

ARTICLE 10 — FURNISHINGS

10.1 Appliances and Equipment. The Premises is leased unfurnished except for the following appliances and equipment provided by Landlord: Refrigerator, range, dishwasher. Tenant accepts these items in their present condition and shall not remove them from the Premises without Landlord's prior written consent.

10.2 Care and Return. Tenant shall maintain all provided appliances in good working order, excluding ordinary wear and tear and defects not caused by Tenant, and shall promptly notify Landlord of any malfunction. Upon surrender, Tenant shall return all provided appliances in the same condition as received, reasonable wear and tear excepted.

ARTICLE 11 — OCCUPANCY AND USE

11.1 Occupancy. The Premises shall be occupied only by Tenant and such other persons as may be expressly approved in writing by Landlord. Occupancy of the Premises shall not exceed 2 persons without the prior written consent of Landlord. Guests may visit the Premises. No guest may occupy the Premises for more than fourteen (14) consecutive days without Landlord's prior written consent. Tenant remains responsible for guests' conduct and for damage caused by guests.

11.2 Parking. Assigned parking space Space 12 is included with the Premises at no additional charge, subject to building rules and posted regulations.

11.3 Smoking. Not allowed anywhere on premises

ARTICLE 12 — PETS AND ANIMALS

No pets or animals of any kind shall be kept on or about the Premises without the prior written consent of Landlord. This prohibition includes temporary pet sitting and visiting pets. Violation of this policy is a material breach of this Lease. Service animals and assistance animals required for persons with disabilities are not considered pets under this provision and are permitted in accordance with applicable law.

ARTICLE 13 — RIGHT OF ENTRY

Landlord and Landlord's agents, employees, and contractors may enter the Premises at reasonable times upon reasonable notice (or at any time in case of emergency) for the purposes of: (a) inspecting the Premises; (b) making repairs, alterations, or improvements; (c) supplying services; (d) exhibiting the Premises to prospective purchasers, mortgagees, or tenants; or (e) exercising Landlord's rights upon abandonment or surrender. Except in case of emergency or where impracticable, Landlord shall give Tenant at least 24 hours' prior written notice of entry, or such notice as may be required by applicable law.

ARTICLE 14 — INSURANCE

14.1 Renter's Insurance Required. Tenant shall obtain and maintain, at Tenant's sole expense, renter's insurance covering Tenant's personal property and personal liability for the full Term with liability coverage of not less than \$100,000.00, and shall provide proof of coverage to Landlord upon request. Landlord's insurance does not cover Tenant's personal property or Tenant's liability. Tenant shall not do or permit anything to be done in or about the Premises that will increase the rate of or cause the cancellation of any insurance policy covering the Premises.

ARTICLE 15 — DEFAULT AND REMEDIES

15.1 Events of Default. Tenant shall be in default under this Lease if: (a) Tenant fails to pay any Rent or other sum due hereunder within any applicable grace period; (b) Tenant fails to perform any other covenant or condition of this Lease and such failure continues for the period specified by applicable law or, if none, for ten (10) days after written notice from Landlord; (c) Tenant abandons or vacates the Premises; or (d) Tenant makes any material misrepresentation in any application or information provided to Landlord.

15.2 Remedies. Upon the occurrence of any default, Landlord may, to the extent permitted by applicable law and after providing any notice required by applicable law: (a) terminate this Lease and Tenant's right to possession; (b) terminate Tenant's right to

possession without terminating this Lease; (c) pursue remedies available at law or in equity, including recovery of Rent, damages, and reasonable attorneys' fees where authorized by law. All remedies are cumulative and not exclusive to the extent permitted by applicable law.

ARTICLE 16 — SURRENDER AND MOVE-OUT

Upon the expiration or earlier termination of this Lease, Tenant shall: (a) vacate and surrender the Premises in the same condition as received, reasonable wear and tear excepted; (b) remove all personal property and debris; (c) return all keys and access devices to Landlord; and (d) provide Landlord with a forwarding address in writing for the return of the Security Deposit. Tenant shall remain liable for Rent through the date of surrender and for any damages beyond ordinary wear and tear.

Move-in condition. At the start of the Term, the parties acknowledge the following condition of the Premises: Freshly painted, carpets cleaned, no known damage. Tenant's surrender obligation under this Article is measured against that acknowledged condition, reasonable wear and tear excepted.

ARTICLE 17 — STATE LAW AND REQUIRED DISCLOSURES

State requirements may vary. Review this document with a licensed attorney in your state before signing.

Pennsylvania Landlord-Tenant Law. This Lease is subject to applicable Pennsylvania and local landlord-tenant laws, including rules governing security deposits, notices, habitability, and required disclosures. The parties should confirm any additional jurisdiction-specific requirements for the Premises before signing.

ARTICLE 18 — GENERAL PROVISIONS

18.1 Entire Agreement. This Lease, together with any exhibits and addenda executed by both parties, constitutes the entire agreement between the parties with respect to the Premises and supersedes all prior negotiations, representations, or agreements, whether written or oral.

18.2 Amendment. This Lease may be amended only by a written instrument signed by both parties.

18.3 Severability. If any provision of this Lease is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

18.4 Waiver. No waiver of any breach of any term or condition of this Lease shall be deemed a waiver of any subsequent breach. No waiver shall be effective unless in writing and signed by the waiving party.

Acknowledgements. Tenant acknowledges the following as of the Commencement Date:

- Smoke detectors. Tenant acknowledges that the Premises are equipped with working smoke detection devices as of the Commencement Date, and Tenant shall test them periodically and promptly notify Landlord of any device that is not working.
- Mould. Tenant acknowledges receipt of information regarding mould and agrees to maintain the Premises in a manner that limits moisture accumulation and to notify Landlord promptly of any visible mould or water intrusion.
- Bed bugs. Tenant acknowledges receipt of information regarding bed bugs and agrees to notify Landlord promptly of any suspected infestation.

18.5 Notices. All notices required or permitted hereunder shall be in writing and shall be deemed given when delivered personally, sent by certified or registered mail (return receipt requested), or sent by a nationally recognized overnight courier, to the addresses set forth in Article 1 or to such other address as either party may designate in writing. Notices shall be deemed given upon receipt or, if mailed, upon the earlier of receipt or five (5) business days after deposit in the mail.

18.6 Binding Effect. This Lease shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and permitted assigns. Tenant shall not assign this Lease or sublet the Premises without the prior written consent of Landlord.

ARTICLE 19 — GOVERNING LAW AND JURISDICTION

This Lease shall be governed by and construed in accordance with the laws of the State of Pennsylvania, without regard to its conflict of laws principles. Any action or proceeding arising out of or relating to this Lease shall be brought exclusively in the state or federal courts located in the county in which the Premises is situated (State of Pennsylvania), and the parties hereby consent to the personal jurisdiction of such courts.

IN WITNESS WHEREOF, the parties have executed this Residential Lease Agreement as of the date last written below.

LANDLORD Signature Printed name: Sample Landlord LLC Date:	TENANT Signature Printed name: Sample Tenant Date:
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