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Cell - Jerry Raynor  
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### Residential Lease

BY THIS AGREEMENT made and dated this 19th day of Oct, 2020, between RAYNOR RENTALS hereinafter referred to as Lessor, and SONIA LAUSELL hereinafter referred to as Lessee. Lessor leases to Lessee the premises situated at 75 SHERRY LN in the City of SPRING LAKE County of HARNETT State of NC 28390 and more particularly described as follows:

together with all appurtenances, for a term of 1 year(s) for commencement on Oct 19th, 2020, and to end on 10 of 20.

- Rent.** Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of \$ 200 Dollars (TWO HUNDRED) per month in advance on the 1st day of each calendar month beginning 11-1- 2020, at RAYNOR RENTALS City of FAYETTEVILLE State of NC or at such other place as Lessor may designate.
- Form of Payment.** Lessee agrees to pay rent each month in the form of one personal check, OR one cashier's check, OR one money order made out to RAYNOR RENTALS.
- Late Payments.** For any rent payment not paid by the date due, Lessee shall pay a late fee in the amount of Dollars (\$ 25.00).
- Returned Checks.** If, for any reason, a check used by Lessee to pay Lessor is returned without having been paid, Lessee will pay a charge of Dollars (\$ 25.00) as additional rent AND take whatever other consequences there might be in making a late payment. After the second time a Lessee's check is returned, Lessee must thereafter secure a cashier's check or money order for payment of rent.
- Security Deposit.** On execution of this lease, Lessee deposits with Lessor Two Hundred Dollars (\$ 200), receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof to be returned to Lessee, without interest, except where required by law, on the full and faithful performance by him of the provisions hereof.
- Quiet Enjoyment.** Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.
- Use of Premises.** The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.
- Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than 4 persons, consisting of 4 adult(s) and 0 children under the age of 18 years, without the written consent of Lessor.
- Condition of Premises.** Lessee stipulates that he or she has examined the demised premises, including the grounds and all