

Residential Rental Contract

IN CONSIDERATION on the rent described below and the mutual promises made to each other Troy Willett (Landlord), leases and rents to Paula Juarez Gonzalez Martinez (Tenant), and Tenant hereby lease and rent from Landlord the premises more particularly described below in accordance with the following terms and conditions and the additional terms, if any, listed below.

1. The premises located in Harnett County.
Street Address 341 Oma Kelly Ln
2. Term: The term of the lease shall be month to month, commencing on 5-31-21. Either Landlord or Tenant may terminate the lease at the expiration of the initial term by giving written notice to the other at least 30 days prior to the expiration date of the initial Term.
3. Rent: Tenant shall pay, without notice, demand or deduction, to Landlord monthly payments in the amount of \$200.⁰⁰. The first rental payment, which shall be prorated if the initial Term commences on a day other than the first day of the applicable rental payment period, shall be due on the 1st day of each month. The period shall begin on 5-31-21. Thereafter all rent shall be paid in advance on or before the first day of each subsequent calendar month. If the rent is not received by the 10th of the month, a \$200.00 late fee will be assessed.
4. Security Deposit: Tenant shall pay a security deposit of \$150.00 which will be held by the Landlord. If all conditions are met as described above in Item #2, and the property is left in good order, as good as when this contract was signed, the security deposit will be returned to the tenant within 15 days of evacuating the above property.
5. Returned Check Fee: If for any reason a check given by the tenant to the Landlord is returned by the bank, there will be a \$35.00 returned check fee assessed.
6. Additional Provisions: Maintain yard, keep animals restrained and in rental lot, and get along with neighbors.

x Paula M Juarez

x Gonzalo Juarez Martinez

Tenant

Troy Willett Lynn Willett
Landlord 919-770-7491

5-31-21

Date

5-31-21

Date

Phone Numbers: 919-888-5721 (Paula)

919-356-0345 (Gonzalo)