

ROOM LEASE AGREEMENT

This a legally binding agreement. It is intended to promote household harmony by clarifying the expectations and responsibilities of the homeowner (Landlord) and tenant when they share the same home. The Landlord shall provide a copy of this executed document to the tenant, as required by law. The Rental Unit Located at:

The Agent for the Tenants wishes to secure _____ () rooms at the Rental Unit location. The Agent will act on behalf of the tenants, from the signed date of the first month, till the Tenants move out the property. **Parties**

Homeowner: _____

Agent for Tenant(s): JC BEST EXPRESS LLC

Room - Tenant _____

Terms

Length of Agreement: One (1) year

In the first 30 days, either party may cancel or change terms of this agreement upon thirty (30) days WRITTEN notice. The written notice period may be lengthened or shortened by WRITTEN agreement. After 30 days Either party cancel this agreement have to have 30 days notice. Tenants no deposit back.

Rent

Tenant agrees to pay **JC Best Express LLC** as base rent the sum of \$_____ per month, per room, due and payable monthly in advance on the signed date of each month during the term of this agreement. If the rent has not been received by 6:00pm of the 5th day of the month and a seven - (7) day notice will be posted. Rent INCLUDES existing utilities. (Electricity, Water/Garbage, Cable/Internet).

Payment of Rent

Monthly rent payments may be paid by a phone -Zelle. Cash or personal check/money order. Time is of the essence and no excuses will be accepted.

Rental Collection Charge

Regardless of circumstance. Tenant hereby acknowledges that late payment will cause Landlord to incur costs not contemplated by this Rental Agreement, the exact amount of which will be extremely difficult to ascertain. In the event rent is not received prior to 6:00 P.M. on the 5th of the month, regardless of cause including dishonored checks, Tenant further agrees to pay a late charge to **JC Best Express LLC** equal to twenty-five dollars (\$25) each day the rent is late.

Bad-Check Servicing Charge

In the event Tenant's check is dishonored and returned for any reason to Landlord, Tenant agrees to pay additional late fee the sum equal to eighty dollars (\$80) for each occurrence. This amount shall be in addition to all late fees, if check is not paid prior to the first of the month. If for any reason a check is returned or dishonored, all future rent payments will be cash or money order.

Household Rules Cleaning-

Common Areas- Everyone is to clean up after themselves or any guests in common areas.

Personal Rooms- Should be clean and vacuumed out at least once a month, no food or food wrappers/trash is to be kept in rooms at all.

Shared Bathroom- Should be cleaned out after each use and when needed.

Kitchen- Should be cleaned after cooking. All dishes and cookware should be cleaned after used and left to dry, then to be put up in proper area.

Dishwasher- If used, dishes should be rinsed off before putting in and when full needs to be turned on. When dishes are dry they need to be put back up.

Cleaning Supplies- Purchased by tenant. (Bathroom cleaning supplies, dishwasher soap, laundry detergent)

GUESTS-

Tenant may not have overnight guest unless specifically approved and coordinated with the tenant at least three (7) days in advance. By no means may Tenant allow any additional persons to occupy premise beyond 1-2 nights, which again, must be specifically approved and coordinated with the tenant at least three (7) days in advance. Tenant is solely responsible for all damages to property or for violations against this rental agreement.

Smoking-

Cigarettes, Cigars, Vaping, Marijuana or any other type of Smoking are not permitted inside or outside the house.

Alcohol Use-

Alcohol may only be consumed by those the age of 21 and older, and only in a responsible manner.

Drug Use-

Any type of illegal Drug is not to be brought around or used in the house. Any violation of this rule and the Authorities will be contacted, and tenant will be evicted and deposit forfeited.

Music/TV-

Noise should not be loud enough to bother anyone in the house or for the sound to travel out of the room with the door shut. If it does, when asked to turn down the first time should be done immediately and not raised again.

Pets-

No pets are allowed in the house or in the backyard.

Parking-

Park on the street



Non-assignment of Rental Agreement

The Agent acting on behalf of the tenants, from the 1st of the day signed the contract, till the Tenants move out the property. Resident cannot assign this agreement, nor to Sub-Let any part of the property, nor to allow any other person to live therein without first requesting permission from the Owner and paying the appropriate surcharge. Further, that covenants contained in this Rental Agreement, once breached, cannot afterward be performed; and that unlawful detain er proceedings may be commenced.

Legal Obligations

Tenant hereby acknowledges that they have a legal obligation to pay their rent on time each and every month regardless of any other debts or responsibilities they may have. They agree that they will be fully liable for any back rent owed. They also acknowledge that defaulting on this Rental Agreement could result in a judgment being filed against them and a lien being filed against their current and future assets and/or earnings.

Privacy

As required by law, the landlord may enter the tenant's room only for the following reasons: (a) in case of emergency; (b) to make necessary or agreed-upon repairs, improvements, supply necessary agreed upon services, or exhibit dwelling unit to prospective or actual purchasers, mortgages, tenants, workers, or contractors; (c) when the tenant has abandoned or surrendered the premises; (d) pursuant to court order; (e) or to inspect living area of tenant to make sure all rules are being followed.

Tenant Cooperation

Tenant agrees to cooperate with Owner/agent in showing property to prospective tenant, prior to termination of occupancy.

Removal of Landlord's Property

If anyone removes any property belonging to Landlord without the express written consent of Landlord, this will constitute abandonment and surrender of the premises by Tenant and termination by them of this Rental Agreement. Landlord may also take further legal action.

Tenant Insurance

No rights of storage are given by this Lease Agreement. The Tenant agrees to hold the Landlord harmless from any liability by reason of personal injury to any person and for property damage occurring on or about or connected with the Premises or resulting from the Tenant use thereof. The Tenant hereby acknowledges this and agrees to make no such claims for any losses or damages against the Landlord.

Deposits

Security Deposit: paid on _____ amount of \$ _____. The Security deposit is refundable within **15 days** after tenant vacates the premises. The Security deposit may be used for the purpose of repairing damage for which the tenant is responsible (beyond normal wear and tear), cleaning. The landlord and tenant shall conduct a pre-move in and pre-move out inspection of the rental area before the tenant moves out at which time the landlord shall inform the tenant of needed repairs and/or cleaning in writing. The tenant shall have the right to make any repairs identified at the pre-move out inspection at his or her expense before the move out date without deduction from the security deposit.

Governing Law

This agreement is governed, construed and interpreted by the laws of the State of California. All legal litigations shall be at a venue in Los Angeles.

Right to Inspection of Room and Bathroom

No visit. No overnight guest. No party. No drug. No smoking. Light cook if need it. Keep home, restroom and kitchen clean after you use it. **Either party may cancel or change this contract upon thirty (30) days WRITTEN notice.**

Agreement

This agreement is entered on this _____ day of _____, 20____

Landlord (print)

Agent for Tenant (Print)

Landlord Signature

Tenant Signature