HARBOR LANE RENTALS

RESIDENTIAL LEASE AGREEMENT

Working draft · Complete all blanks and obtain Puerto Rico legal review before signing

IMPORTANT DRAFT NOTICE

This form organizes the rental information shown on the Harbor Lane Rentals website. It is not a complete, attorney-approved lease. Material terms not supplied by the source are left blank; do not sign until all blanks and attached disclosures are completed and reviewed by a Puerto Rico attorney.

1. PARTIES AND PREMISES

Owner / Landlord legal name _____

Tenant full legal name(s) _____

Rental address / apartment number _____

Additional occupants (names and ages) _____

Landlord notice address and email _____

Tenant notice address and email _____

Property address shown on website: 123 Ashford Ave, San Juan, PR 00907. Select the apartment: ☐ Unit 1A ☐ Unit 2B ☐ Unit 3C.

2. TERM AND POSSESSION

Lease commencement date _____

Lease expiration date _____

Move-in / key handover date _____

Any agreed renewal or extension terms _____

The website lists a 12-month minimum lease for each unit. The exact start and end dates must be written above.

3. RENT AND SECURITY DEPOSIT

Select the unit and confirm the amounts in writing:

Unit	Monthly rent	Website-listed deposit
Unit 1A — Studio	$1,150/month	$1,150
Unit 2B — 1 Bedroom	$1,450/month	$1,450
Unit 3C — 2 Bedrooms	$1,950/month	$1,950

Rent due date each month _____

Payment method / payment instructions _____

Payee name

Late fee (if any — must be reviewed)

Deposit receipt / date paid

The website lists a security deposit equal to one month of rent for each unit. This draft does not state how the deposit is held, applied, or returned; those terms must be completed in accordance with applicable law.

4. UTILITIES AND SERVICES

Water and Wi-Fi are included in the rent. Electricity is billed separately by the utility provider. Any other utility, service, account responsibility, or allocation must be expressly written here:

Other utility / service allocation

Electricity account holder / payment responsibility

5. CARE, REPAIRS, AND ACCESS

Tenant may report maintenance issues by phone or message using the contact details confirmed by the parties. The website states that urgent problems receive a same-day reply. The parties must complete the contact and access arrangements below:

Maintenance contact / phone

Emergency contact / method

Notice and procedure for landlord entry

Responsibility for routine upkeep / damage

6. ADDITIONAL AGREED TERMS

Permitted use / occupancy limits

Pets (Unit 3C: pets are considered; written approval/details required)

Parking space(s), if applicable

Subletting / assignment

Early termination / default / notices

Other agreed terms or attached addenda

7. SIGNATURES

By signing, the parties acknowledge that they have reviewed the completed agreement and all attachments. Do not sign with material blanks remaining.

Landlord signature / printed name / date

Tenant signature / printed name / date _____

Additional tenant signature / printed name / date _____

Contact details appearing on the source website (verify before use): 787-555-0123 · rentals@yourwebsite.com. The website also contains placeholder web/contact values; confirm all details before execution.