

## LEASING CONTRACT

---In the City of \_\_\_\_\_, Puerto Rico, on the \_\_\_\_\_ of  
the month of \_\_\_\_\_ of \_\_\_\_\_.

-----**APPEAR**-----

---FROM THE FIRST PART: \_\_\_\_\_,  
\_\_\_\_\_ of legal age, \_\_\_\_\_,  
owner and neighbor of \_\_\_\_\_, Puerto Rico in hereinafter  
referred to as **THE LESSOR**.

OF THE SECOND PART: \_\_\_\_\_ and  
\_\_\_\_\_, of legal age, \_\_\_\_\_ and  
neighbors of \_\_\_\_\_, Puerto Rico, hereinafter referred to as what  
**THE TENANTS**.

-----

-----**EXPOSE**-----

---**FIRST:** That **THE LESSORS** are owners in full ownership of the property  
located at the following address: \_\_\_\_\_  
\_\_\_\_\_

Counter. Num AEE: \_\_\_\_\_

Counter. Num AAA: \_\_\_\_\_

Cadastre. Num: \_\_\_\_\_

---**SECOND:** **THE LESSORS** have agreed with **THE LESEE** a lease of the  
property described in subsection **FIRST** of this contract, which they verify  
subject to the following: -----

-----**CLAUSES AND CONDITIONS**-----

---**ONE:** **THE LESSORS** give and assign as a lease in favor of **THE**  
**TENANTS** and they accept and take as such the property described in the

FIRST fact of this contract. -----

**TWO:** The term of this contract is for a duration of \_\_\_\_\_,  
counted of \_\_\_\_\_ and will expire on  
\_\_\_\_\_ and may be extended by written  
agreement between the parties. Said extension must be notified by **THE  
LESSORS to THE LESSORS**, at least two (2) months before expiration. **Of  
THE TENANTS** not wishing to renew this contract, will allow **THE LESSOR**  
at any time, before sixty (60) days from the termination of the contract, to  
place signs and notices announcing that the place is available to rent and  
will allow interested persons to see the place.-----

---**THREE:** The lease fee is for the amount of \_\_\_\_\_  
(\$\_\_\_\_\_) per month payable in advanced monthly payments to **THE  
LESSORS** or to whom they represent their rights, either by postal mail to  
the following address: \_\_\_\_\_

Or I deposit to the following account: \_\_\_\_\_, name of institution:  
\_\_\_\_\_, type of account: \_\_\_\_\_, routing number: \_\_\_\_\_,  
on \_\_\_\_\_ (\_\_\_\_\_) days of each month. If the payment is not sent or  
received according to the terms stipulated above, which will be confirmed  
by the postmark of the mail or the acknowledgement receipt, this will  
entail delay charges at a monthly rate of: -----

- 5% of the monthly payment during the first los ten (10) days of delay.
- 10% of the monthly payment if the delay is greater than twenty (20) days.
- 15% of the monthly payment if the delay exceeds thirty (30) days.

---The late charges will be paid together with the rental fee with the  
corresponding month. In addition, you will pay the equivalent of one  
month's rent as a deposit, this at the time of signing this contract, said  
deposit will be refundable at the time vacating the house always and when  
the contract has been fulfilled. **THE TENANTS** may not use said deposit as  
payment for the last month they reside in the property, they must pay the

rental fee for the last month and the deposit will be reimbursed as stipulated above. **THE TENANTS** cancel and/or breach said contract before the term of effect must issue the remaining payments. If at the end of the contract **THE TENANT** remains in the property for fifteen (15) days or more, without **THE LESSOR** requiring the eviction, there will be a tacit renewal for the term as the rental fee is paid with the same conditions. The maintenance fee, if any, has a cost of \$\_\_\_\_\_. The rental fee \_\_\_\_ includes \_\_\_\_ does not include maintenance payment. -----

---**FOURTH:** The lack of two (2) consecutive payments of the rental fees, as well as any other violation of any of the clauses of this contract, will empower **THE LESSORS** to terminate it and to proceed through the judicial or extrajudicial actions that in law proceed. -----

---**FIVE:** **THE TENANTS** receive the leased property in a good state of conservation, ability, use and cleanliness and are obliged to return it in the same state, except for the natural deterioration that inclement weather has to produce, being the improvements and repairs at their own expense, that they could do to the leased property, understanding that in carrying out these improvements they must be in accordance with all current laws and regulations on construction, planning, health, fire, worker's insurance, etc., without compromising the leased property in any way nor the rights of **THE LESSORS**.-----

---**SIX:** In the event of fire, cyclone, vandalism, earthquake or any kind of accident or disaster, **THE LESSORS** will not be responsible for any damage or injury caused to **THE LESSONS**, or to their property, or to the person or property of relatives, employees., visitors, or friends of **THE TENANTS**, nor to the person or property, of any person who is in the leased property. -----

---**SEVEN:** The consumption of water, electricity, gas and other analog and digital services will be at the expense of **THE TENANTS** while they occupy the leased property, providing that they will put said services in their name

and pay the deposit that is required for them, in the same way, the maintenance of the green areas and surroundings of the property will be borne by **THE TENANTS**. -----

---**EIGHT: THE TENANTS** they may not assign, or transfer, or sublet, either in whole or in part, the property that is the object of this lease without the prior written consent of **THE LESSORS**, nor may they use the property for purposes others than those stipulated in this contract. -----

---**NINE: THE TENANTS** no structural alterations or extensions of any kind may be made to the property without the prior written consent of **THE LESSORS**, any improvement made by **THE LESSORS** in the leased property will be for the benefit of **THE LESSORS** at the end of the contract, without they being obliged to pay stipend or any amount or be responsible for debts due to such improvement .-----

--**TEN:** In the event that the property is subject to the regulations of The Association of Residents or Board of Condominium Orders, **THE TENANTS** undertake to comply with the rules established in accordance with the restrictive conditions that govern the leased property. **THE LESSORS** undertake to deliver a copy of the regulation to **THE RENTERS**. **THE LESSORS** are not responsible for the breach of the rules established in accordance with the restrictive conditions that govern the leased property.

---**ELEVEN: THE LESSORS** they will not be responsible for any damage that the leased property suffers or may suffer due to the failure of **THE TENANTS** of their obligation to maintain the property in a state of use, utilization, cleaning or conservation. Neither will **THE LESSORS** be liable for damages of any kind that may be suffered by any person or the relatives, friends or guests of **THE LESSORS**. It is recommended that **THE LESSOR** has a Public Responsibility policy and includes **THE LESSEE** as a co-insured.

---**TWELVE:** Ordinary repairs will be at the expense and expense of **THE TENANTS** and the extraordinary ones will be at the expense and expense

of **THE LESSORS**. Those who value exceeds \_\_\_\_\_ dollars (\$ \_\_\_\_\_). The tenants have 30 days to notify **THE LESSOR** of any extraordinary repair, after 30 days the tenant will be responsible for it and must repair what is damaged by use, wear and/or negligence. Said costs will be borne by the tenants. -----

---**THIRTEEN: THE TENANTS** will use the lease property for purposes:

Residential  Commercial.

---**FOURTEEN: THE LESSOR** have the right to inspect the leased property \_\_\_\_\_ (\_\_\_\_) once (times) per year for the soul purpose of verifying that the terms of this contract are being met, provided that said inspection must be notified ten (10) day in advance and a representative of **THE TENANTS** must be present during it.-----

---**FIFTEEN:** The omission by **THE LESSORS** to demand strict compliance with the obligations contain in this contract or any of them will not imply the waiver of such obligation or any obligation of **THE LESSORS** and the renouncement by them of any right under this contract, nor it will relieve **THE TENANTS** of the strict fulfillment of their obligations with the exception of that to which **THE LESSORS** have expressed and definitively waived. ----

---**SIXTEEN: THE TENANTS** they undertake that , if it is necessary for **THE LESSORS** to establish legal procedures against them due to non-compliance with the terms of the lease here agreed, to pay all legal expenses and costs, and to voluntarily submit to the jurisdiction of the General Court of Justice of Puerto Rico, for any action or actions arising from it.-----

---**SEVENTEEN: EQUIPMENT INCLUDED IN THE LEASE:** -----

\_\_\_\_\_  
\_\_\_\_\_

The items listed above will be delivered their current condition (“as is”), understanding and accepting the lessee that they are used. **THE**

**LANDLORD:** -----

\_\_\_\_\_ commits \_\_\_\_\_ does not commit, to replace the  
aforementioned equipment with others of equal or better quality in  
case they stop working. -----

---**EIGHTEEN: THE TENANT** observe at all times a behavior that guarantees  
the tranquility of the neighbors; -----

---**NINETEEN: THE MIDDLE MAN** will act solely and exclusively as an  
intermediary at the time of the Lease Agreement, **THE INTERMEDIARY** is  
not responsible for repairs, maintenance, damage to property or delays in  
the monthly rental fee or for the breach of any of the aforementioned  
paragraphs of said property. -----

---**TWENTY:** Any tenant interested in renting any residential property,  
which was built before 1978, is notified that such property may have lead  
exposure from lead-based paint that could put children and youth at risk of  
developing poisoning by lead. Lead poisoning in children can cause  
permanent neurological damage, including learning disabilities, low  
intelligence quotient, behavior problems, and impaired memory. Lead  
poisoning also poses a special danger to pregnant women. **THE**  
**LANDLORD** of any private residential property has the obligation to provide  
**THE LESEE** with all the information that it has about the hazards of lead-  
based paint that have been determined in risk assessments or inspections  
and to notify **THE LESEE** of any hazards that it knows of the paint lead-  
based prior to purchase or lease. -----

---**TWENTYONE:** According to **LAW NUM. 93 OF MAY 16 2006**, requires  
every Real Estate Broker or Seller to notify and guide the owner prior to  
signing the brokerage contract, or to the prospective landlord prior to the

granting of a lease contract in writing and as part thereof, on the need and convenience of carrying out a physical inspection of the property by a professional duly licensed by the Commonwealth of Puerto Rico. The tenant client will have a maximum of ten (10) days to carry out said inspection, after the signing of said contract. -----

-----**ADDITIONAL CLAUSES**-----

-- \_\_\_\_\_ --  
-- \_\_\_\_\_ --  
-- \_\_\_\_\_ --

-----**SALVITY CLAUSE**-----

---In the event that any of the clauses of this contract is declared void by a court or by law, this will not invalidate the other clauses of the contract. ---

---**DO NOT SIGN THIS AGREEMENT WITHOUT READING IT BEFORE.** -----

--**THE PARTIES DECLARE TO HAVE READ AND UNDERSTAND THIS AGREEMENT IN ALL ITS CONTENTS AND AGREE TO SIGN IT IN ACCORDANCE WITH THE ABOVE.** -----

---**THIS CONTRACT WILL NOT BE VALID UNTIL IT IS SIGNED BY ALL PARTIES.** -----

---**THE SIGNATORIES BELOW ENSURE THAT THEY ARE IN FULL LEGAL CAPACITY TO CARRY OUT THIS CONTRACT.** -----

-----**ACCEPTANCE**-----

---The grantors express their agreement with all the clauses, conditions and stipulations set forth in this contract, accepting it in all its parts on the same day of its granting. -----

-----**READING**-----

---This contract has been read by each of the grantors, who ratify its content and find it as they spontaneously sign it. -----

---Awarded by those appearing in \_\_\_\_\_, Puerto Rico,

Today \_\_\_\_\_ of \_\_\_\_\_ of \_\_\_\_\_.

Date of expiry: \_\_\_\_\_ of \_\_\_\_\_ of 20\_\_\_\_\_.

\_\_\_\_\_  
**RENTOR**

\_\_\_\_\_  
**RENTOR**

Marital Status: \_\_\_\_\_

Marital Status: \_\_\_\_\_

Occupation: \_\_\_\_\_

Occupation: \_\_\_\_\_

ID: # \_\_\_\_\_

ID: # \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
**LESSEE**

\_\_\_\_\_  
**LESSEE**

Marital Status: \_\_\_\_\_

Marital Status: \_\_\_\_\_

Occupation: \_\_\_\_\_

Occupation: \_\_\_\_\_

ID: # \_\_\_\_\_

ID: # \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Completed by: \_\_\_\_\_

Signature: \_\_\_\_\_

License number \_\_\_\_\_