



## **Olimar Property Management, LLC 6-Month Lease Rental Contract**

This Lease Agreement ("Agreement") is entered into on this 1st day of \_\_\_\_\_, (the "Effective Date"), by and between:

**Landlord/ Property Management Company:**

Olimar Property Management, LLC

a California Property Management Company

**Tenant:**

\_\_\_\_\_

**Property Address:**

255 G Street

Chula Vista, CA 91910

**Terms and Conditions:**

**Lease Term:** This lease shall commence on \_\_\_\_\_, (the "Commencement Date"), and shall terminate on \_\_\_\_\_ (the "Termination Date"). The lease term is for a period of six (6) months.

**Rent:** Tenant agrees to pay the monthly rent of \_\_\_\_\_ - (the "Rent") on the 1st day of each month,

beginning on \_\_\_\_\_, and continuing on the 1st day of each subsequent month until the Termination Date. Payment shall be made in the form of [Accepted Payment Method].

**Security Deposit:** Tenant shall pay a refundable security deposit of \_\_\_\_\_ (the "Security Deposit") on or before the Commencement Date. The Security Deposit will be held by the Landlord as security for any damages to the property or unpaid rent. The Security Deposit shall be returned to the Tenant, less any lawful deductions, within thirty (30) days of the Tenant vacating the premises, subject to the conditions outlined in this Agreement.

**Condition of Property:** Tenant shall return the property in the same condition as it was at the commencement of the lease, reasonable wear and tear excepted. Landlord shall inspect the property upon Tenant's vacating and notify Tenant of any deductions from the Security Deposit, if applicable.

**Utilities:** Landlord/ Property Management Company shall be responsible for the payment of all utilities, including but not limited to, electricity, gas, water, cable, internet, and any other services provided to the property during the lease term unless otherwise specified and agreed upon by the occupying tenant.

**Maintenance and Repairs:** Tenant shall promptly report any necessary repairs or maintenance issues to the Landlord/ Property Management Company. Landlord/ Property Management Company will be responsible for repairs resulting from normal wear and tear, while Tenant shall be responsible for any damage caused by Tenant's negligence or actions.

**Termination:** Either party may terminate this Agreement with written notice of at least thirty (30) days before the intended termination date. In case of early termination by the Tenant, the Tenant may forfeit the Security Deposit as specified in this Agreement.

**Pets:** No pets are allowed on the premises without written consent from the Landlord/ Property Management Company.

**Occupants:** The premises shall be occupied only by the Tenant named in this Agreement, and no subletting or assignment of the lease is allowed without the written consent of the Landlord/ Property Management Company.

**Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the state of California.

**Entire Agreement:** This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements or understandings, whether written or oral.

IN WITNESS WHEREOF, the Landlord/ Property Management Company and Tenant hereby execute this Lease Agreement as of the Effective Date.

**Landlord/ Property Management Company:**

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

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Tenant:**

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

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Witness (optional):**

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

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_