**CONTRACT OF LEASE**

**KNOWN ALL MEN BY THESE PRESENTS:**

This CONTRACT OF LEASE made and executed by and between:

 **\_\_\_\_\_\_\_\_\_\_** of legal age, married, Filipino national and a resident of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereinafter referred to as the **LESSOR**;

AND

 **\_\_\_\_\_\_\_\_\_\_\_\_\_** of legal age, married, Filipino national and a resident of \_\_\_\_\_\_\_\_\_\_\_\_ city, hereinafter referred to as the **LESSEE**;

 **WITNESSETH:**

 The LESSOR is the owner of a residential house situated at \_\_\_\_\_\_\_\_\_\_ Subdivision. The LESSOR hereby lease unto the LESSEE the above mentioned residential building, and the latter agree to lease the same under the following terms and conditions:

1. That the term of this lease shall be for a period of **SIX(6) months** and will start on **OCTOBER 1,2020** upon signing of this contract and renewable for another period;
2. That the monthly rental of the lease shall be **FIFTEEN THOUSAND PESOS** (**15,000.00**), per month; payable in every **1st of the month.** It does not include the monthly homeowner’s dues; Upon signing this contract, the LESSEE shall pay an advance rental equivalent to one (1) month deposit and one (1) month advance deposit;
3. If any monthly payment is late, a grace period of 3 days will be granted. On the fourth day after rent is due, a penalty of one thousand pesos per day will be due in addition to the rent owed to date;
4. The LESSEE agrees that the security deposit cannot be used in lieu of monthly rental payments;
5. The LESSOR agrees to fully refund the security deposit of the LESSEE upon successful inspection of the premises when returning the house to the LESSOR. Any damages or missing items can be subtracted from the security deposit. The LESSEE agrees to replace or refund at replacement value any household item that is missing, damaged or broken;
6. The LESSEE expressly agree and warrants that the leased premises shall be exclusively utilised for residential purposes only;
7. The LESSEE shall keep the leased premised in good and habitable condition and any damages caused by the LESSEE in the said premises shall be to his account;
8. The LESSEE shall pay promptly the electrical, water and internet bills used in the leased premises so that the same could not be disrupted for this purpose; the LESSOR is hereby authorised by the LESSEE to inspect the corresponding billing of the above-mentioned services;
9. The LESSEE shall permit the LESSOR to enter and view the leased premises at the reasonable hours and with reasonable notice given;
10. The LESSEE shall not bring into or store in the leased premises anything of highly inflammable nature or explosive material that may expose the leased prises to fire;
11. It is understood that the LESSOR has the option to automatically rescind this contract if the LESSEE failed to pay the rental in 1 month;
12. In the event the LESSEE pre-termination of this agreement for and reason; whatsoever, the LESSOR shall automatically forfeited the advance rental and deposit he/she made as liquidated damages.
13. That the LESSEE is expressly prohibited to sub-lease the lease premises to anybody, without the express consent of the LESSOR in writing;
14. That the LESSEE shall be responsible for the observance of sanitary and electrical regulations required of impose by the City of Government of authorities;
15. The improvements introduce by the LESSE shall be for his/her own account.
16. The LESSEE will be responsible returning fully functioning and recently cleaned air conditioning unit to the LESSOR; (the lessor will provide the receipt for the air conditioning cleaning upon house turn over, the lessee will also provide the proof of recent cleaning to the lessor upon return of the house at the end of the lease.)
17. The LESSEE assumed responsibility for any repair of the air conditioning during the lease period.
18. The house is fully furnished with the following items:

55” Samsung Smart TV

Yamaha sound bar with subwoofer

2 door Samsung Refrigerator/Freezer

2 Samsung split-level air conditioners

1 queen size bed with mattress

1 double bed with mattress

1 gas bbq grill

1 gas stove

3 propane gas bottles

Sofa with coffee table

TV console

2 water heater (not usable)

2 ceiling fans

1 water pump

1 floor fan

1 desk table and 1 office chair

1 blender

1 coffee pot water heater

Various kitchen utensils, plates, bowls, cooking tools, cutting knives, etc.

1. All actions that may arise from this contract shall be instituted in the proper courts of \_\_\_\_\_\_\_ City only.

**IN WITNESS WHEREOF**, we have hereunto set our hands on this \_\_\_\_\_\_\_\_\_\_\_\_\_\_ in the City of \_\_\_\_\_\_\_\_, Philippines.

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

 (Lessor) (Lessee)

 ID with No: \_\_\_\_\_\_\_\_\_\_\_\_\_ ID with No:\_\_\_\_\_\_\_\_\_\_

 SIGNED IN THE PRESENCE OF:

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

**A C K N O W L E D G M E N T**

REPUBLIC OF THE PHILIPPINES)

CITY OF \_\_\_\_\_\_ ) S.S.

x--------------------------------------x

 BEFORE ME, a Notary Public for the City and Province of \_\_\_\_\_\_, on this day \_\_\_\_\_\_\_\_\_\_, personally appeared the above mentioned persons identified with their competent evidence of identity written below their respective namesknown to me to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is their own free and voluntary act and deed.

 This instrument consists of three (3) pages including the acknowledgement, which have been signed on each and every page by the parties and their instrumental witnesses including the page on which this acknowledgment is written.

 WITNESS MY HAND AND SEAL.

Doc. No. \_\_\_\_\_\_\_;

Page No. \_\_\_\_\_\_\_;

Book No.\_\_\_\_\_\_\_;

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