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# Residential Tenancy Agreement

by Documatica Legal Forms Inc.

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THIS APARTMENT LEASE AGREEMENT (the "Agreement") is entered into this 10th day of April, 2011.

**BETWEEN:**

Doris Chan  
of  
455 Aruba Street  
Manila, National Capital Region

*(the "Landlord")*

*OF THE FIRST PART*

- and -

Jordan White and James White  
of  
67 Ash Street  
New York, New York

*(collectively and individually the "Tenant")*

*OF THE SECOND PART*

## 1. BACKGROUND

Whereas the Landlord is the lawful and legitimate owner of the apartment having a street address of 123 Oak Street, being, lying, and situated in Manila, National Capital Region (the "Premises");

Whereas the Landlord wishes to lease the Premises to the Tenant upon the terms and conditions set forth herein; and

Whereas the Tenant wishes to lease the Premises from the Landlord upon the terms and conditions set forth herein;

FOR AND IN CONSIDERATION OF the covenants, conditions, and obligations contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Landlord and Tenant agree as follows:

## 2. DESCRIPTION OF PREMISES

### **1. Rooms**

The Premises contains 2 bedrooms and one bathroom.

### **2. Furnishings**

The Premises have been furnished as described in the attached list. Notwithstanding normal aging and wear, the Tenant shall maintain this furniture in its original condition as far as possible.

### **3. Appliances**

The Premises includes the following appliances:

1. Stove/Oven
2. Refrigerator
3. Dishwasher
4. Microwave

5. Washing Machine

6. Dryer

7. Air Conditioning

The Tenant shall maintain these appliances in their original condition as far as possible.

### 3. USE OF PREMISES

The Tenant shall use the Premises solely as a private, single-family dwelling. The Tenant is prohibited from using the Premises, or any part thereof, to practice any profession, trade, business, or other commercial venture. The Tenant agrees to comply with all laws, ordinances, and rules of any governmental body or related authority with regard to the use and purpose of the Premises.

### 4. OTHER OCCUPANTS

Notwithstanding the Tenant, no other persons are permitted to live in the Premises without the Landlord's prior written consent.

### 5. PETS

No pets or animals are permitted in or about the Premises.

### 6. SMOKING

Smoking is not permitted in or around the Premises.

## 7. MOVE-IN DATE

The Tenant shall be entitled to possession of the Premises at 12:00 noon on May 1st, 2011.

## 8. POSSESSION

The failure of the Tenant to take possession of the Premises shall not relieve it of the duty to pay Rent and other fees.

If Landlord cannot deliver possession of the Premises for any reason beyond the Landlord's control, the Landlord shall not be liable for any damage caused thereby. Furthermore, this Agreement will remain in effect, and the Tenant shall not be liable for any Rent until possession is delivered. If Landlord is unable to deliver possession within the period prescribed by the Act, the Tenant may terminate this Agreement by providing the Landlord with written notice, and shall be refunded any Rent or Security Deposit paid.

This sample represents only part of a completed document.  
The remainder of the document has been intentionally omitted.