

RESIDENTIAL HOUSE FLOOR LEASE AGREEMENT

This Lease Agreement (“Agreement”) is made on **05.01.2026**, by and between:

LANDLORD

Name: **Mentor Vokshi**, Address: **st. Halil Alidemaj nr. 26, Prishtina**, Phone: **045 825 315**

TENANT

Name: **Angelica Bauit Padilla**, Passport No.: **Angelica Bauit Padilla Passport no. P9196254A**, Phone: **+38343909291**

A copy of the Tenant’s identification document shall be attached to this Agreement.

The parties agree as follows:

1. PROPERTY

The Landlord leases to the Tenant **the lower floor of a residential house** located at:

Address: st. Halil Alidemaj nr. 26, Pristina

The rented area includes: **Living room, kitchen, bedroom(s), bathroom, entrance, storage**

The **upper floor is occupied by the Landlord and the Landlord’s family.**

The Tenant acknowledges that this is a **shared family house**, not an independent apartment building.

2. USE OF PROPERTY

- The property shall be used **strictly for residential purposes only.**
- Commercial use, Airbnb, sub-renting, or short-term rental activity is **strictly prohibited.**

3. TERM

The lease term is **6 months**, starting on **15.01.2026** and ending on **15.07.2026**, unless terminated earlier under this Agreement.

4. RENT

- Monthly rent is **€200 (two hundred euros)**.
- Rent shall be paid **in advance**, no later than the **5th day of each month**.
- Payment method: **Cash**.

Failure to pay rent on time constitutes a breach of this Agreement.

5. ADVANCE PAYMENT (SECURITY DEPOSIT)

Upon signing this Agreement, the Tenant shall pay an **advance payment (security deposit)** of: **€200 (two hundred euros)**

Advance Payment Rules

1. The advance payment is held as security for:
 - Damage beyond normal wear and tear
 - Unpaid utility bills
 - Cleaning costs
2. The advance payment shall be **kept by the Landlord for the first six (6) months**.
3. **Before completion of six (6) months**, the advance payment is **non-refundable**.
4. **After six (6) months**, the advance payment shall be returned **only if**:
 - All rent is paid
 - All utility bills are paid
 - The property is cleaned and undamaged
5. The Landlord may deduct any costs from the advance payment.
6. Any remaining balance shall be returned within **7 days** after inspection.

Retention of the advance payment before six (6) months **does not constitute a penalty**, but a contractual security measure.

6. QUIET, PRIVACY & FAMILY RESPECT (ESSENTIAL CONDITION)

The Tenant explicitly agrees:

1. **No loud music, TV, shouting, or disturbing noise** at any time.
2. Quiet behavior is required at all times, especially during evenings, nights, and early mornings.
3. **No gatherings, celebrations, or social events** without prior notice and approval.
4. Full respect must be shown to:

- The Landlord and family
- The household's privacy
- Neighboring residents

Repeated violations constitute a **serious breach of contract**.

7. NO PETS (NON-NEGOTIABLE)

- **Pets of any kind are strictly prohibited**, including dogs, cats, birds, reptiles, rodents, or any other animals.
- Visitors are **not allowed to bring pets** onto the property.
- This rule is essential for **hygiene, safety, quiet, and family comfort**.

Violation of this clause constitutes a **serious breach** and allows immediate termination and retention of the advance payment.

8. MAXIMUM OCCUPANTS & VISITORS

Permanent Occupancy

- The rented premises may be occupied by a **maximum of two (2) persons** as permanent residents.
- The names of permanent occupants shall be listed in this Agreement.
- No additional persons may establish residence without written approval.

Visitors

- **Occasional visitors are allowed**, provided they:
 - Do not cause noise or disturbance
 - Respect household rules and neighbors

Visitor-Night Limit

- Visitors may stay **no more than three (3) consecutive nights**, and
- **No more than three (3) nights in total per month**, unless prior approval is given by the Landlord.

Visits that effectively increase occupancy or resemble residency are **not permitted** and constitute a breach of this Agreement.

9. GARBAGE & WASTE DISPOSAL

- All household garbage **must be placed in properly closed plastic bags**.

- Garbage **must not be left loose**, uncovered, or outside the designated disposal method.
- The Tenant is responsible for disposing of garbage **regularly and hygienically**.
- Garbage shall be taken **only to the designated public garbage disposal location**, which in this case is **the garbage collection point next to the Central Park**.
- Garbage must **not be stored inside or outside the property for extended periods**, and must not cause odor, insects, or hygiene issues.

10. UTILITIES & EXPENSES

The Tenant is responsible for payment of:

- Electricity
- Water
- Internet / TV

All bills must be fully settled before termination.

11. MAINTENANCE & CONDITION

- The Tenant confirms receipt of the property in **good and habitable condition**.
- The Tenant must keep the property clean and properly maintained.
- Any damage caused by the Tenant or guests shall be repaired at the Tenant's expense.
- Structural repairs remain the Landlord's responsibility.
- The Tenant confirms that the property has been inspected and accepted without objections at the time of handover.

12. ALTERATIONS

No drilling, renovations, or installations are allowed without **prior written consent**.

13. TERMINATION

- Either party may terminate this Agreement with **30 days written notice**.
- The Landlord may terminate **immediately** in case of:
 - Repeated noise or disturbance
 - Violation of privacy or family peace
 - Unauthorized occupants or pets

- Non-payment of rent or utilities

14. ACCESS

The Landlord may access the property with reasonable notice, or immediately in case of emergency.

15. GOVERNING LAW

This Agreement shall be governed by the laws of the **Republic of Kosovo**.

16. ACKNOWLEDGEMENT OF ESSENTIAL CONDITIONS

The Tenant confirms having read, understood, and accepted the essential conditions of this Agreement, in particular:

- Quiet, Privacy & Family Respect
- No Pets (Non-Negotiable)
- Maximum Occupants & Visitor Limits
- Garbage & Waste Disposal

The Tenant agrees that these conditions are essential and non-negotiable.

17. ENTIRE AGREEMENT

This document represents the entire agreement. Any amendments must be made in writing and signed by both parties.

SIGNATURES

Landlord

Name: _____

Signature: _____

Date: _____

Tenant

Name: _____

Signature: _____

Date: _____