

# Residential Lease Agreement

THIS LEASE AGREEMENT ("Agreement") is entered into this 5<sup>TH</sup> day of February 2026 by and between DORA BOUDREAU ("Landlord") with an address at 1613 SASSINE TRAIL and NORBERTO D SOZA ("Tenants").  
sevierville TN

NOW THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the parties hereby agree as follows:

PROPERTY. The Landlord owns the property and improvements located at 1613 SASSINE TRAIL, Sevierville (hereinafter referred to as the "Property").

LEASE TERM. This Agreement is for a:

FIXED LEASE. This lease shall commence on February 5 day of February 2026 and end on 1 day of February, 2029 ("Lease Term"), unless otherwise terminated. Upon the end of the Lease Term, the Tenant shall vacate the Property and deliver the same to the Landlord.

RENT. \$ 1300 per month is due on the 1<sup>st</sup> of each month. Payment method CASH

LATE RENT. If Rent is not paid within 10 days of the Due Date, the Rent shall be considered past due and a late fee of \$25.

SECURITY DEPOSIT. \$ 0 as Security Deposit shall be provided upon the execution of this Agreement. The Landlord may deduct the following from the security deposit: unpaid rent, late fees, unpaid utilities, repairs beyond normal wear and tear, early termination fee, and cleaning fee.

CONDITION. The Tenant stipulates that the Property has been examined and is in good condition.

RIGHT OF ENTRY. The Landlord shall have the right to enter the Property during normal working hours by providing at least 48 hours' notice in order for inspection, to make necessary repairs, alterations or improvements, to supply services as agreed upon or for any other reasonable purpose.

UTILITIES. The Landlord shall provide the following utilities and services to the Tenant(s):  
Landlord and tenant will each pay 1/2 electric + water  
Any other utilities or services not mentioned above will be the responsibility of the Tenant(s)

OTHER TERMS. MAXIMUM OF 5 occupants  
Landlord's Signature Dora Boudreau Date 2/1/2026  
Tenant's Signature Norberto D Soza Date 2/1/2026

In this document attached to the contract of the house at 1613 Jasmine Trail in the city of Sevierville, Tennessee 37862 where tennant Norberto Daniel Sosa is renting until February 1st, 2029, I certify Dora Boudreaux Dora Boudreaux (Landlord) that as part of this lease mentioned above the (tennant) Norberto Daniel Sosa may cancel and terminate this lease whenever he considers is necessary for him.

Dora Boudreaux  
Dora Boudreaux(Landlord)

Norberto Daniel Sosa  
Norberto Daniel Sosa(Tennant)