

D-04 Unit 1D

Total Claimed

\$10,750.00

#	Description	Cost	Paid	Post Date	Voucher
1	Lost rent - 2.5 months (lease terminated 11/16/25)	\$10,750.00		---	---
2	Payment 1		\$10,750.00	01/13/26	1676514
	Total	\$10,750.00	\$10,750.00		
	Difference (Cost less Paid)		\$0.00		

COMPASS

GREATER BOSTON REAL ESTATE BOARD

STANDARD FORM APARTMENT LEASE (FIXED TERM)

Date: 08/12/2025

Name: [REDACTED]

Address: 205 Mt Auburn St. 1D

City/State/Zip: Cambridge, MA 02138 Phone Number: [REDACTED]

Lessor, hereby leases to (Name) [REDACTED]

(Address/City/State/Zip) 205 Mt Auburn St. 1D Cambridge, MA 02138

(Phone Number) [REDACTED]

Lessee, who hereby hires the following premises, via (Apartment/Suite) 1D at (Street or Address) 205 Mt Auburn St Cambridge, MA (Zip) 02138 (consisting of)

for the term of 12 months, beginning 09/01/25 and terminating on 08/31/26. The rent to be paid by the Lessee for the leased premises shall be as follows:

RENT:

TENANT:

This section governs rent payments. In some cases, rent payments may increase during the lease term. Please be sure that you carefully read and understand this section. Please initial here when you are certain that you understand and agree with this section.

Lessee's initials:

[REDACTED]

dotloop verified

A: The term rent shall be \$ 52,200, payable, except as herein otherwise provided, in installments of \$ 4,300, on the 1st day of every month, in advance, so long as this lease is in force and effect;

B:

[REDACTED]

LESSOR AND LESSEE FURTHER COVENANT AND AGREE:

1) MAINTENANCE- For maintenance, if other than lessor, contact:

Name: [REDACTED] Phone Number [REDACTED]

Address [REDACTED]

City/State/Zip: [REDACTED]

2) ADDITIONAL PROVISIONS -

- Monthly Rent includes Heat, Water, Hot Water, Sewerage Disposable.
- Lessee(s) are responsible for paying electricity and gas bill(Cooking) and for maintain account in lessee's own name(s).
- No Smoking in the unit.
- No pets are permitted, unless is approved by landlord.
- This is an extension of prior lease term: The parties hereby agree to extend and continue the after mentioned lease for an additional term of 12 months commencing September 1st, 2025 and expiring on August 31st, 2026.
- Rent payments: The rent shall be adjusted to \$4,350/month for the extension term and be payable in equal monthly installments of \$4,350, beginning September 1st, 2025 and payable thereafter on the 1st day of each month of the extension term. The last month rent, paid in advance of \$4,200, will be applied to the last month rent of the extended term(August 2026) and lessee(s) will pay \$150 on September 1st toward the last month rent. All other terms of the lease dated 8/4/24 remain the same.

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Form ID: RH201



**3. Heat and Other
Utilities**

TENANT:

This section governs utility payments. Be sure to discuss with the Lessor those payments which will be required of you for this apartment.

4. Attached Forms

5. Care Of Premises

6. Cleanliness

7. Definitions

**8. Delivery Of
Premises**

9. Eminent Domain

**10. Fire, Other
Casualty**

**11. Disturbance,
Illegal Use**

**12. Governmental
Regulations**

13. Common Areas

14. Insurance

15. Keys & Locks

16. Loss or Damage

17. Notices

18. Other Regulations

19. Parking

20. Pets

21. Plumbing

22. Repairs

23. Right Of Entry

**24. Non-Performance
Or Breach
By Lesse**

**25. Lessee's
Covenants
In Event Of
Termination**

26. Removal
Of Goods

27. Non-Surrender

28. Subletting,
Number Of
Occupants

29. Trustee

30. Waiver

31. Separability
Clause

32. Copy Of Lease

33. Reprisals
Prohibited

34. Other Provisions

IN WITNESS WHEREOF, the said parties hereunto and to another instrument of like tenor, have set their hands and seals on the day and year first above written; and Lessee as an individual states under the pains and penalties of perjury that said Lessee is over the age of 18 years.

Lessee

Lessor

Trustee or Agent

TENANT: SUBJECT TO APPLICABLE LAW, THE LANDLORD WILL PROVIDE INSURANCE FOR UP TO \$750 IN BENEFITS TO COVER THE ACTUAL COSTS OF RELOCATION OF THE TENANT IF DISPLACED BY FIRE OR DAMAGE RESULTING FROM FIRE.

TENANT: MAKE SURE TO RECEIVE A SIGNED COPY OF THIS LEASE.

GUARANTY

In consideration of the execution of the within lease by the Lessor at the request of the undersigned and of one dollar paid to the undersigned by the Lessor, the undersigned hereby, jointly and severally, guarantee the Lessor, and the heirs, successors, and assigns of the Lessor, the punctual performance by the Lessee and the legal representatives, successors and assigns of the Lessee of all the terms, conditions, covenants, obligations, and agreements in said lease on the Lessee's or their part to be performed or observed, demand and notice of default being hereby waived. The undersigned waive all suretyship defenses and defenses in the nature thereof and assent to any and all extensions and postponements of the time of payment and all other indulgences and forbearances which may be granted from time to time to the Lessee.

WITNESS the execution hereof under seal by the undersigned the day and year first written in said lease.