

Long Term Rental Lease Agreement Owner: Chaim Schulhof Renter: Elyse Litwack

This Rental Agreement (“Agreement”) is made and entered into as of September 15, 2025 by and between: **Owner:** Chaim Schulhof and **Renter:** Elyse Litwack located at Keren Hayesod 17, Jerusalem Israel
Apartment details found via <https://www.rentalsoftdistinction.com/apartments/view/305>

Section 1. Premises

The Premises includes 3 bedrooms, 1.5 bathrooms, and comes fully furnished.

Bedrooms:

- The Master Bedroom has 2 twin sized beds with American mattresses.
- The Second Bedroom has 2 twin sized beds with American mattresses.
- The Third Bedroom has 4 twin sized beds with American mattresses.
- All beds have high quality linen with extra linen available in the apartment.
- All bedrooms offer ample closet space.

Bathrooms:

- The first bathroom is en-suite to the Master Bedroom.
- The second bathroom is located in the main hallway.
- Both bathrooms include a glass door shower and bathtub.

Kitchen:

- Large Side-by-Side fridge/freezer
- 2 Sinks
- Gas Cook Top
- 2 Ovens
- Dishwasher
- Dairy pots, pans, and dishes
- Meat pots, pans, and dishes
- Toaster
- Toaster oven
- 2 Microwaves (1 Dairy, 1 Meat)
- Coffee Maker

Landlord declares the following:

- He is the rightful owner and has full possession of the Premises.
- He has the right to lease the residence.
- There is no issue of dampness/mold/water leaks in the Premises.
- All systems within the Term, including but not limited to electric, air conditioners, plumbing, water pressure, heating and gas, are in good working order and the Premises is suitable for living.

Section 2. Rental Term and Payment Terms

The Renter agrees to lease the property for a fixed term of 12 months, beginning on November 1, 2025 and ending on October 31, 2026

- Monthly Rent: ₪12,000 (payment may be in USD based on that days exchange rate).
- Rent is due on the 1st of each month.

The lease is binding and non-cancellable. Once the contract is confirmed, all payments for the entire term (₪12,000 per month × 12 months = ₪144,000) are legally required, even if the tenant does not reside at the premises for all or part of the term.

The following payment options are accepted:

- PayPal (Friends and Family) with added PayPal processing fee
- Credit Card with 3.5% processing fee

Monthly Payment Schedule:

- Payment #1 - ₪12,000 due November 1, 2025
- Payment #2 - ₪12,000 due December 1, 2025
- Payment #3 - ₪12,000 due January 1, 2026
- Payment #4 - ₪12,000 due February 1, 2026
- Payment #5 - ₪12,000 due March 1, 2026
- Payment #6 - ₪12,000 due April 1, 2026
- Payment #7 - ₪12,000 due May 1, 2026
- Payment #8 - ₪12,000 due June 1, 2026
- Payment #9 - ₪12,000 due July 1, 2026
- Payment #10 - ₪12,000 due August 1, 2026
- Payment #11 - ₪12,000 due September 1, 2026
- Payment #12 - ₪12,000 due October 1, 2026

If payment is not received within 72 hours of the due date for reasons related solely to the Tenant, Rentals of Distinction is authorized to process the credit card on file for the rent amount due, plus an additional 5% processing fee.

Failure to make payment within 7 days of written notice shall constitute a material breach of contract. The Owner may cancel this agreement and demand immediate eviction of the Premises. Tenant shall remain financially obligated for the full year's rent regardless of eviction.

Section 3. Included in Rent

The monthly rent includes:

- Use of all furniture and appliances currently in the apartment
- Use of short-term rental items (kitchenware, dishes, cookware, linens, towels, Shabbos items, etc.)

These short-term items must be returned at the end of the lease in good condition. If any towels or linens are damaged, stained, or unusable at the end of the lease, Renter agrees to replace them.

Section 4. Utilities and Management

Tenant is responsible for transferring and paying for:

- All utilities to include:
 - Water
 - Gas
 - Electricity
 - Internet
- Arnona (property tax)
- Vaad Bayit (building maintenance)

ROD or management will provide phone numbers/websites and assist with account transfer setup. Landlord will provide latest bills to facilitate this.

Section 5. Initial Payment / Security Deposit

Upon signing, Tenant agrees to pay ₪12,000 as a Security Deposit. This deposit shall be held in trust and may only be used by the Landlord in the event of:

1. A material breach of the Agreement by the Tenant, which remains uncured after 14 days of written notice.
2. Non-payment of rent or damage beyond normal wear and tear.

If no deductions apply, the Security Deposit will be returned to the Tenant within 5 business days after the lease ends.

Section 6. Move-In & Move-Out Condition

Upon both check-in and check-out, the Landlord and Tenant shall inspect the Premises and complete a written protocol documenting the condition of the apartment. Photographs may be taken and attached to this protocol, which shall form an integral part of this Agreement.

The Tenant has 7 days following their arrival to report any pre-existing issues not previously documented. Any damage reported within this time will be assumed to have existed prior to the Tenant's arrival.

At the end of the Term, the Tenant shall return the Premises in the same condition as received, subject to normal wear and tear. Linens must be placed on beds, and all keys must be returned. Failure to return keys will result in a ₪50 fee.

Tenant may not change the locks without written permission.

Section 7. Maintenance Responsibilities

The Landlord shall repair any damage due to reasonable wear and tear within five (5) business days of receiving notice. Urgent repairs related to water, electricity, or air conditioning must be addressed as soon as possible.

If the Landlord fails to act within the required timeframe, the Tenant may proceed with repairs and submit receipts for reimbursement.

If issues remain unresolved after five (5) days, the Landlord shall apply a fair rental reduction for the affected time.

Section 8. Tenant Responsibilities for Damage

Tenant is responsible for any damage caused by them, their guests, or invitees. Tenant may not paint, wallpaper, or redecorate the Premises without prior written approval.

The Tenant shall not damage or remove any items belonging to the Premises including furniture, appliances, fixtures, walls, floors, or furnishings.

Section 9. Insurance & Liability

Tenant may purchase insurance for personal liability or accidental damage, but is ultimately responsible for any damage caused.

Landlord shall maintain fire, flood, and structural insurance including a waiver of subrogation (ויתור על זכות שיבוב).

The Landlord is not liable for any injuries or loss occurring at the Premises unless due to gross negligence.

Section 10. Additional Policies

- No subletting without written consent
- No pets unless agreed upon in writing
- No smoking indoors or outdoors unless permission given (₪500 cleaning fee)
- Tenant and guests must respect neighbors

Section 11. Management Support

- Routine maintenance covered by Owner/Manager
- Optional extra support (e.g., Sukkah setup, cleaning help) available for ₪800/month paid by Renter
- Management services for Pesach/Sukkos (koshering, turnover, Sukkah) not included

Section 12. Furnishings

- Renter may bring their own couch under one of the following conditions:
 1. Store Owner's couch safely and return it at lease end
 2. Leave replacement couch behind in good condition

Section 13. Painting and Step Repair

- Landlord will repaint apartment before lease begins; Renter pays for paint only
- No repainting required at lease end
- Step by Sukkah noted as cracked; Owner will ask management to polish or repair

Section 14. Pesach Use

- Apartment will be vacant during Pesach for 20 nights
- Owner may explore short-term use during this period but must obtain Renter's written consent

Section 15. Lease Renewal

- No guaranteed renewal
- Owner open to extension with maximum rent increase of 10%
- If renewed, one-month ROD commission applies

Section 16. Governing Law and Legal Status

- Lease governed by laws of State of Israel
- Tenant acknowledges this is an unprotected lease and does not confer "protected tenant" (dayar mugan) status

Landlord: Chaim Schulhof

Tenant: Elyse Litwack

Signed: _____ (Landlord) Date: _____

Signed: _____ (Tenant) Date: _____