APPLIANCE ADDENDUM

TENANT-SUPPLIED REFRIGERATOR AND/OR STOVE

This Addendum ("Addendum") is made part of and incorporated into the Residential Lease/Rental Agreement dated _____ (the "Agreement") by and between:

Landlord/Owner (or Agent): _____

Tenant(s): _____

Premises: _____ (Address, Unit #, City, CA, ZIP)

In the event of any conflict between this Addendum and the Agreement, the terms of this Addendum control as to the subject matter addressed herein.

1. Tenant-Supplied Appliance(s)

Tenant acknowledges and agrees that the Landlord **does not** provide the following appliance(s) at the Premises, and that Tenant will supply, install, and maintain the appliance(s) checked below at Tenant's sole expense:

- ☐ **Refrigerator**
- ☐ **Stove / Range / Oven**
- ☐ Other: _____

2. Ownership and Removal

The appliance(s) supplied by Tenant remain the **personal property of Tenant**. Tenant may remove the appliance(s) upon vacating the Premises, provided Tenant repairs any damage caused by installation or removal and returns that area of the Premises to its original condition, reasonable wear and tear excepted. Any appliance left at the Premises after Tenant vacates may be treated as abandoned personal property and handled in accordance with applicable California law (see Cal. Civ. Code §§ 1965, 1980–1991).

3. No Landlord Responsibility for Repair or Maintenance

Because the appliance(s) are Tenant-owned, Landlord has **no obligation** to repair, maintain, replace, or insure them. Tenant is solely responsible for all servicing, repair, and replacement costs. Tenant further acknowledges that Landlord makes no warranty, express or implied, regarding any Tenant-supplied appliance.

4. Installation, Utilities, and Compatibility

Tenant is responsible for ensuring that any Tenant-supplied appliance is properly and safely installed and is compatible with the existing utility connections at the Premises (e.g., electrical outlet, gas line, water line for icemakers). Tenant shall not modify or alter the Premises' electrical, gas, plumbing, or ventilation systems without Landlord's prior **written** consent. If the

stove/range is gas-powered, Tenant agrees that connection shall be performed in a safe and code-compliant manner.

5. Liability

Tenant agrees to be responsible for, and to hold Landlord harmless from, any loss, damage, or injury arising out of the installation, use, malfunction, leakage, or removal of any Tenant-supplied appliance, except to the extent caused by Landlord's negligence or willful misconduct. This provision does not waive any of Landlord's non-waivable duties under California law, including the implied warranty of habitability.

6. Habitability Acknowledgment

Tenant acknowledges that a refrigerator and/or stove are **not** required components of a habitable dwelling under Cal. Civ. Code § 1941.1, and that Tenant's decision to supply these appliance(s) does not affect Landlord's obligation to maintain the Premises in a habitable condition in all other respects required by law.

7. Condition at Move-In

- ☐ No Landlord-owned refrigerator/stove is present at the Premises.
- ☐ A Landlord-owned appliance is present but Tenant has chosen to use their own; the Landlord-owned appliance will be [removed by Landlord / stored at _____ / left in place unused].

8. Entire Understanding

All other terms and conditions of the Agreement remain in full force and effect. This Addendum represents the entire understanding of the parties regarding Tenant-supplied appliances.

Signatures

LANDLORD/AGENT

Signature: _____ Date: _____
Printed Name: _____

TENANT

Signature: _____ Date: _____
Printed Name: _____

TENANT

Signature: _____ Date: _____
Printed Name: _____

Disclaimer: This is a general template and not legal advice. For a high-value tenancy or a rent-controlled/just-cause unit, have a California landlord-tenant attorney review it before use.