

The Law Firm of Dennis P. Block & Associates

Residential Lease Agreement

LANDLORD _____

TENANT(S) _____

PROPERTY ADDRESS _____

1. **RENTAL AMOUNT:** Commencing _____ TENANT agrees to pay LANDLORD the sum of \$ _____ per month in advance on the _____ day of each calendar month. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location

_____. Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement.

(Check If Applicable) _____ A prorated share of rent in the sum of \$ _____ is being paid to cover the period from _____ to _____.

2. **TERM:** The premises are leased on the following lease term: (please check one item only) _____ month to month (OR) _____ until _____.

3. **SECURITY DEPOSITS:** TENANT shall deposit with landlord the sum of \$ _____ as a security deposit to secure TENANT'S faithful performance of the terms of this lease. The security deposit shall not exceed two times the monthly rent. After all the TENANTS have vacated, leaving the premises vacant, the LANDLORD may use the security deposit for the cleaning of the premises, any unusual wear and tear to the premises or common areas, and any rent or other amounts owed pursuant to the lease agreement or pursuant to Civil Code Section 1950.5. TENANT may not use said deposit for rent owed during the term of the lease. Within 21 days of the TENANT vacating the premises, LANDLORD shall furnish TENANT a written statement indicating any amounts deducted from the security deposit and returning the balance to the TENANT. If TENANT fails to furnish a forwarding address to LANDLORD, then LANDLORD shall send said statement and any security deposit refund to the leased premises.

4. **INITIAL PAYMENT:** TENANT shall pay the first month rent of \$ _____ and the security deposit in the amount of \$ _____ for a total of \$ _____. Said payment shall be made in the form of cash or cashier's check and is all due prior to occupancy.

5. **OCCUPANTS:** The premises are rented for residential purposes only and shall not be occupied by any person other than those designated above as TENANT with the exception of the following named persons:

If LANDLORD, with written consent, allows for additional persons to occupy the premises, the rent shall be increased by \$100 for each such person. Any person staying 14 days cumulative or longer, without LANDLORD'S written consent, shall be considered as occupying the premises in violation of this agreement.

6. **SUBLETTING OR ASSIGNING:** TENANT agrees not to assign or sublet the premises, or to advertise to do so, without first obtaining written permission from LANDLORD.
7. **UTILITIES:** TENANT shall pay for all utilities and/or services supplied to the premises with the following exception _____
8. **PARKING:** TENANT ___ is not ___ is (check one) assigned a parking space. If assigned a parking space it shall be designated as space # _____. TENANT may only park a vehicle that is registered in the TENANT'S name. TENANT may not assign, sublet, or allow any other person to use this space. This space is exclusively used for the parking of passenger automobiles by the TENANT. No other type of vehicle or item may be stored in this space without prior written consent of LANDLORD. TENANT may not wash, repair, or paint in this space or at any other common area on the premises. Only vehicles that are operational and currently registered in the State of California may park in this space. Any vehicle that is leaking any substance must not be parked anywhere on the premises.
9. **CONDITION OF PREMISES:** TENANT acknowledges that the premises have been inspected. Tenant acknowledges that said premises have been cleaned and all items, fixtures, appliances, and appurtenances are in complete working order. TENANT promises to keep the premises in a neat and sanitary condition and to immediately reimburse landlord for any sums necessary to repair any item, fixture or appurtenance that needed service due to TENANT'S, or TENANT'S invitee, misuse or negligence. TENANT shall be responsible for the cleaning or repair to any plumbing fixture where a stoppage has occurred. TENANT shall also be responsible for repair or replacement of the garbage disposal where the cause has been a result of bones, grease, pits, or any other item which normally causes blockage of the mechanism.
10. **ALTERATIONS:** TENANT shall not make any alterations to the premises including, but not limited to, installing aerials, lighting fixtures, dishwashers, washing machines, dryers, or other items without first obtaining written permission from LANDLORD. TENANT shall not change or install locks, paint, or wallpaper said premises without LANDLORD'S prior written consent. TENANT shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public. TENANT shall not store any object on the property outside of the unit and only patio furniture is allowed to be placed on any balcony. All common areas are controlled by LANDLORD
11. **LATE CHARGE/BAD CHECKS:** The parties agree that it would be impractical or extremely difficult to fix the actual damage incurred by the LANDLORD if the TENANT fails to pay the rent timely. An administrative cost, which is related to collecting and accounting for the late payment, will be assessed as an additional sum of \$50 if rent is not paid within 3 days of the due date. The parties further agree that the acceptance of this provision will be conclusive evidence, in any legal

proceeding, that calculating actual damage would be impractical and extremely difficult to fix. Furthermore, the late fee assessed above is conclusive evidence in any legal proceeding that it is a reasonable administrative cost. If rent is not paid when due and landlord issues a 'Notice To Pay Rent Or Quit', TENANT must tender cash or cashier's check only. If TENANT tenders a check, which is dishonored by a banking institution, then TENANT shall only tender cash or cashier's check for the next 90 days. TENANT shall be liable in the sum of \$25 for each check that is returned to LANDLORD because the check has been dishonored. A fee of \$50 will be incurred each time the Landlord is required to serve a 3 Day Notice to pay rent due to the Tenant's failure to pay rent timely.

- 12. NOISE AND DISRUPTIVE ACTIVITIES:** TENANT or his/her guests and invitees shall not disturb, annoy, endanger, or inconvenience other tenants of the building, neighbors, the LANDLORD or his agents, or workmen nor violate any law, nor commit or permit waste or nuisance in or about the premises. Further, TENANT shall not do or keep anything in or about the premises that will obstruct the public spaces available to other residents. Lounging or unnecessary loitering on the front steps, public balconies or the common hallways that interferes with the convenience of other residents is prohibited. This is a completely no-smoking building. Smoking is prohibited in the unit or the common areas of the property.
- 13. LANDLORD'S RIGHT OF ENTRY:** LANDLORD may enter and inspect the premises during normal business hours and upon reasonable advance notice of at least 24 hours to TENANT. LANDLORD is permitted to make all alterations, repairs, and maintenance that in LANDLORD'S judgment is necessary to perform. In addition, LANDLORD has all right to enter pursuant to Civil Code Section 1954. If the work performed requires that TENANT temporarily vacate the unit, then TENANT shall vacate for this temporary period upon being served with written notice by LANDLORD. TENANT agrees that in such event, TENANT will be solely compensated by a corresponding reduction in rent for those many days that TENANT was temporarily displaced. No other compensation shall be offered to the TENANT. Pursuant to Paragraph 17, TENANT to obtain Renter's Insurance to cover any relocation costs. If the work to be performed requires the cooperation of TENANT to perform certain tasks, then those tasks shall be performed upon serving 24 hours written notice by LANDLORD. (EXAMPLE- removing food items from cabinets so that the unit may be sprayed for pests or following the written instructions of a pest control company)
- 14. REPAIRS BY LANDLORD:** Where a repair is the responsibility of the LANDLORD, TENANT must notify LANDLORD with a written notice stating what item needs servicing or repair. TENANT must give LANDLORD a reasonable opportunity to service, or repair said item. TENANT acknowledges that rent will not be withheld unless a written notice has been served on LANDLORD giving LANDLORD a reasonable time to fix said item within in the meaning of Civil Code Section 1942. Under no circumstances may TENANT withhold rent unless said item constitutes a substantial breach of the warranty of habitability as stated in Code of Civil Procedure Section 1174.2. TENANT shall be responsible for any fines or inspection fees imposed by a governmental office as a result of TENANT failing to notify the LANDLORD in writing of a deficiency with the premises.

- 15. PETS:** No dog, cat, bird, fish or other domestic pet or animal of any kind may be kept on or about the premises without LANDLORD'S written consent.
- 16. FURNISHINGS:** No liquid-filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later TENANT may possess a waterbed if he maintains waterbed insurance valued at \$100,000 or more. TENANT must furnish LANDLORD with proof of said insurance. TENANT must use bedding that complies with the load capacity of the manufacturer. In addition, TENANT must also be in full compliance with Civil Code Section 1940.5. TENANT shall not install or use any washer, dryer, or dishwasher that was not already furnished with the unit. TENANT shall not have any musical instruments on the premises.
- 17. INSURANCE: TENANT must maintain Renter's Insurance to cover any losses sustained to TENANT'S personal property, vehicle or expenses relating to the necessity to relocate or any other losses.** LANDLORD does not maintain this insurance to cover personal property damage or relocation expenses caused by fire, theft, rain, infestation, water overflow/leakage, acts of GOD, and/or any other causes. It is acknowledged that LANDLORD is not liable for these occurrences. It is acknowledged that TENANT'S insurance policy shall solely indemnify TENANT for any losses sustained. TENANT'S failure to maintain said policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses. The parties acknowledge that the premises are not to be considered a security building which would hold LANDLORD to a higher degree of care.
- 18. TERMINATION OF LEASE/RENTAL AGREEMENT:** If this lease is based on a fixed term, pursuant to paragraph 2, then at the expiration of said fixed term this lease shall become a month-to-month tenancy upon the approval of LANDLORD. Where said term is a month-to-month tenancy, either party may terminate this tenancy by the serving of a 30-day written notice for tenancies less than 1 year or a 60-day notice for tenancies 1 year or longer.
- 19. NON-CURABLE BREACH OF RENTAL AGREEMENT:** It shall be considered a non-curable breach of this rental agreement, within the meaning of Code of Civil Procedure 1161 subsection 3, if tenant has not paid the rent when due, three times in any 12-month period. No notice of these delinquencies need be served on the tenant. Smoking of any substance by the tenant or an invitee shall also be considered a non-curable breach of this rental agreement.
- 20. POSSESSION:** If premises cannot be delivered to TENANT on the agreed date due to loss, total or partial destruction of the premises, or failure of previous TENANT to vacate, either party may terminate this agreement upon written notice to the other party at their last known address. It is acknowledged that either party shall have no liability to each other except that all sums paid to LANDLORD will be immediately refunded to TENANT.
- 21. ABANDONMENT:** It shall be deemed a reasonable belief by the LANDLORD that an abandonment of the premises has occurred where the, within the meaning of Civil Code Section 1951.2, where rent has been unpaid for 14 consecutive days and the TENANT has been absent from unit for 14 consecutive days. In that event, LANDLORD may serve written notice pursuant to Civil

Code Section 1951.2. If TENANT does not comply with the requirements of said notice in 18 days, the premises shall be deemed abandoned.

- 22. WAIVER:** LANDLORD'S failure to require compliance with the conditions of this agreement, or to exercise any right provided herein, shall not be deemed a waiver by LANDLORD of such condition or right. LANDLORD'S acceptance of rent with knowledge of any default under agreement by TENANT shall not be deemed a waiver of such default, nor shall it limit LANDLORD'S rights with respect to that or any subsequent right. It is further agreed between the parties that the payment of rent at any time shall not be a waiver to any UNLAWFUL DETAINER action unless LANDLORD in writing specifically acknowledges that this constitutes a waiver to the UNLAWFUL DETAINER action.
- 23. VALIDITY/SEVERABILITY:** If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforcement of any other provision of this agreement.
- 24. ATTORNEY FEES:** In the event action is brought by any party to enforce any terms of this agreement or to recover possession of the premises, the prevailing party shall recover from the other party reasonable attorney fees not to exceed \$500. The sum of \$500 shall not be exceeded regardless of additional fees incurred prior to or subsequent to being declared a prevailing party. It is acknowledged, between the parties, that jury trials significantly increase the costs of any litigation between the parties.

It is also acknowledged that jury trials require a longer length of time to adjudicate the controversy. On this basis, all parties waive their rights to have any matter settled by jury trial.

- 25. ARBITRATION OF DISPUTES:** ANY DISPUTE BETWEEN THE PARTIES ARISING FROM OR RELATING TO A CLAIM FOR PERSONAL INJURY, WHICH IS DIRECTLY OR INDIRECTLY RELATED TO, OR ARISING FROM A CONDITION OF THE LEASED PREMISES OR THE COMMON AREAS, OR ANY EVENT THEREON, SHALL BE RESOLVED SOLELY BY ARBITRATION CONDUCTED BY THE AMERICAN ARBITRATION ASSOCIATION. Any such arbitration shall be held and conducted in the county in which the premises are located before three arbitrators, who shall be selected as follows: The claimant and respondent shall each select one arbitrator. The two selected arbitrators will then select a third arbitrator, and the three arbitrators shall constitute the panel. The provisions of the American Arbitration Association rules shall apply and govern such arbitration, subject, however, to the following: (a) Any demand for arbitration shall be made in writing and must be made within 180 days after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date that institution of legal or equitable proceedings based on such a matter would have been barred by the applicable statute of limitations. (b) The arbitrators' jurisdiction extends to all punitive damages claims and call actions. (c) Each party shall bear their own respective fees and costs relative to the arbitration process, and attorneys' fees, if awarded shall not exceed \$500.00. (d) All administrative fees and costs, including but not limited to the arbitrators' fees relative to the arbitration process must be advanced prior to the selection of the arbitration panel and shall be borne equally by all parties. (e) The decision of the arbitrators shall be final, and judgment may be entered on it in accordance with applicable law.

26. NOTICES: All notices to the tenant shall be deemed served upon mailing by first class mail, addressed to the tenant, at the subject premises or upon personal delivery to the premises whether or not TENANT is actually present at the time of said delivery. All notices and legal process shall be served by delivery to the following person and address:

Landlord or Authorized Agent: _____

Address: _____

27. PERSONAL PROPERTY OF TENANT: Once TENANT vacates the premises, all personal property left in the unit shall be deemed abandoned. LANDLORD may dispose of said items in any manner LANDLORD chooses. No notice is required to be served by the LANDLORD.

28. ADDITIONAL TERMS: All items owed under this lease, except the security deposit, shall be deemed additional rent. It shall be considered a substantial breach of this lease agreement if the Tenant violates any term of this lease agreement. If the premises are subject to a law which requires the landlord to pay interest on a security deposit, then an additional fee will be owed by the tenant representing a management fee. This fee shall be a sum equal to 4% of the security deposit or the amount of interest required to be paid by the landlord, whichever is less. This fee is due on a yearly basis. Tampering or disconnecting the smoke or carbon dioxide detector is a non-curable breach.

29. APPLICATION: All statements in TENANT'S application must be true or this will constitute a non-curable material breach of this lease. TENANT must complete an updated application, including a census as to the occupants in the unit, upon 7-days written request of the LANDLORD.

30. Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead is harmful to young children and pregnant women. Before renting pre-1978 housing, LANDLORDS must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. TENANTS must also receive a federally approved pamphlet on lead poisoning prevention.

LANDLORDS Disclosure

LANDLORD has no knowledge of lead-based paint and/or lead-based paint hazards in the premises. LANDLORD has no reports or records pertaining to lead -based paint and/or lead-based paint hazards in the premises.

TENANTS Acknowledgment

TENANT has received the pamphlet Protect Your Family From Lead In Your Home. TENANT agrees to promptly notify LANDLORD in writing of any deteriorated and/or peeling paint.

31. Megan's Law Database Disclosure: Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender

resides or the community of residence and ZIP Code in which he or she resides. (Landlord is not required to check this website. If Tenant wants further information, Tenant should obtain information directly from this website.)

- 32. BED BUGS:** Landlord has no knowledge of any infestation in the Premises by bed bugs. See attached Bed Bug Disclosure Form for further information. Tenant shall report suspected bed bug infestation to Landlord or, if applicable, property manager and cooperate with any inspection for and treatment of bed bugs. Landlord will notify tenants of any units infested by bed bugs.
- 33. FLOOD HAZARD DISCLOSURE:** Flooding has the potential to cause significant damage to personal property owned by Tenant. See attached Tenant Flood Hazard Disclosure form.
- 34. RESIDENTIAL ENVIRONMENTAL HAZARDS BOOKLET:** Tenant acknowledges receipt of the residential environmental hazards' booklet.
- 35. EXEMPTION FROM STATEWIDE RENT CONTROL- check if applicable ()** This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.
- 36. ENTIRE AGREEMENT:** The foregoing agreement, including any attachments incorporated by reference, constitutes the entire agreement between the parties and supersedes any oral or written representations or agreements that may have been made by either party. Further, TENANT represents that TENANT has relied solely on TENANT'S judgment in entering into this agreement. TENANT acknowledges having been advised to consult with independent legal counsel before entering into this Agreement and has decided to waive such representation and advice. TENANT acknowledges that TENANT has read and understood this agreement and has been furnished a duplicate original.
- 37. Owner or Family Member:** The owner may terminate this tenancy if the owner or their spouse, domestic partner, children, grandchildren, parent or grandparent unilaterally decide to occupy this residential real property.

38. Home Owners Association Rules: If the property is subject to a Home Owners Association, tenant agrees to comply with all HOA rules and covenants and conditions. A copy of the HOA documents are attached. Tenant will be in violation of rental agreement if any of the HOA rules are violated.

39. Additional terms____ (See attachment) Note attachment must be signed by all parties to be valid.

Tenant(s) agrees to carry Renters Insurance in accordance with paragraph 17.

XX _____ LANDLORD/AGENT DATE: _____

XX _____ TENANT DATE: _____

XX _____ TENANT DATE: _____

No representation is made as to the legal validity of adequacy of this agreement. If you desire, consult with an attorney.