



RENTAL LEASE AGREEMENT

1. Identification of Lessee and Lessor. This Agreement is made and entered into on _____, between _____ ("Lessee") and Real Property Management Select ("Lessor"), an agent of _____ ("Owner"). Each Lessee is jointly and severally liable for the payment of rent and performance of all other terms in this agreement.

2. Identification of Premises and Occupants. Subject to the terms set forth in this Agreement, Lessor rents to Lessee, and Lessee rents from Lessor, for residential purposes only, The Premises located at: (Street Address) _____, (City) _____, (State) _____, (Zip) _____, hereinafter referred to as "The Premises". The Premises shall be occupied by the undersigned Lessee and the following minor children (names and birthdates):

Limits on Use and Occupancy: The Premises are to be used only as a private residence for Lessee and any minors listed in clause 2 of this Agreement, and for no other purpose without Lessor's written consent. Occupancy by guests for more than ten days in any six-month period is prohibited without Lessor's written consent, and shall be considered a breach of this Agreement.

3. Amount and Schedule for the Payment of Rent. Lessee shall pay Lessor a monthly rent in the amount of \$_____, payable in advance on the 1st day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. All monetary obligations under this lease agreement, including but not limited to payment of utility charges, will be deemed as additional rent. **Failure to pay rent, and any other monetary obligations designated as additional rent, may lead to the filing of an unlawful detainer action based on non-payment of rent.** Any payment from Lessee shall be applied to past due balances, if any, then to the current balance due. Rent shall be paid to Real Property Management Select, at 622 Jackson, Suite 101, Fairfield, CA 94533, or at such other place as Lessor may designate. Forms of accepted payment include personal check, certified funds, money order, or online (www.norcalpm.com). **Payment processing fees may apply.**

Category	Total Due	Due Date
Rent From _____ to _____	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Resident Services Fee (See ¶9)	\$	
Security Deposit	\$	
TOTAL	\$	

4. Defining the Term of the Tenancy. The term of the Agreement shall begin on _____ ("Commencement Date") and shall expire on _____. Should Lessee vacate before expiration of the Agreement term, Lessee shall be liable for the balance of the rent for the remainder of the Agreement term, less any rents Lessor collects or could have collected from a replacement Lessee by reasonably attempting to re-rent. Options to re-lease the Premises are outlined in Section 14.

Lessee's Hold Over. If Lessee remains in possession of The Premises with the consent of Lessor after the natural expiration of this Lease, a new month-to-month tenancy shall be created between Lessor and Lessee which shall be subject to all of terms and conditions hereof except that rent shall then be due and owing at \$_____ per month. Notice shall not be given. In this event, either Lessor or Lessee may terminate this Lease upon giving either party at least thirty (30) days written notice to either party.

5. Late Charges. Because Lessor and Lessee agrees that actual damages for late rent payments are very difficult or impossible to determine, Lessor and Lessee agrees to the following stated late charge as liquidated damages. A late fee of 5% of the original rent amount shall be assessed after the 5th of the month, with an increase of \$10.00 for each additional day that the rent continues to be unpaid. The total late charge for any one month shall not exceed 10% of the total amount of the original rent. Lessor does not waive the right to insist payment of rent in full on the date it is due. Lessor shall apply payments made by Lessee in the following priority order regardless of any specification made by the Lessee: 1- Outstanding debts owed to the Lessor including but not limited to late fees, service fees, NSF charges, repairs that are deemed to be Lessee responsibility. 2- Outstanding deposit payments. 3- Utilities or other services provided under the rental contract. 4- Back rent. 5- Current rent.

6. Returned Check and Other Bank Charges.

- a) In the event any check or ePayment offered by Lessee to Lessor in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment", closed bank account or incorrect bank account information, or any other reason, Lessee shall pay Lessor a returned check or ePayment charge in the amount of \$25 each occurrence.
- b) Lessee understands that if Lessee pays rent with a check or ePayment that is not honored due to non-sufficient funds, Lessee shall be required to pay rent in certified funds only (money order or cashier's check). In that event, Lessor shall give Lessee proper notice and Lessee agrees to abide by this change.

7. Amount and Payment of Deposit(s). A refundable cleaning and damage/security deposit of \$_____ is required and cannot be used in lieu of last month's rent. In the event that Lessee does not move in, security deposit shall be applied to rent due. Within 21 days after Lessee has vacated The Premises, Lessor shall furnish Lessee with an itemized written statement of the reasons for, and the dollar amount of, any security deposit retained by the Lessor, receipts for work done or items purchased, if available, along with a check for any deposit balance. In the event that Owner cancels management contract with Lessor, or if Owner requests to hold security deposit(s), Lessee acknowledges that Lessor shall transfer the security deposit(s) to the Owner. Lessee shall indemnify, defend, and hold harmless Lessor in regards to any issues or conflicts with handling of the security deposit(s). Lessor accepts no responsibility for Owner's actions in regards to security deposit(s).

Right to Pre-Move-Out Inspection and Repairs. After giving or receiving notice of termination of a tenancy, or before the end of a lease, Lessee has the right to request that an inspection of The Premises take place prior to termination of the lease or rental. If Lessee requests such an inspection, Lessee shall be given an opportunity to remedy identified deficiencies prior to termination, consistent with the terms of this Agreement. Any repairs or alterations made to The Premises as a result of this inspection (collectively, "Repairs") shall be made at Lessee's expense. Repairs may be performed by Lessee or through others, who have adequate insurance and licenses and are approved by the Lessor. Repairs over \$500 must use a general contractor. The work shall comply with applicable law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. Lessee shall: a) obtain receipts for Repairs performed by others; b) prepare a written statement indicating the Repairs performed by Lessee and the date of such Repairs; and c) provide copies of receipts and statements to Lessor prior to termination. This section does not apply when the tenancy is terminated due to eviction proceedings.

Under section 1950.5 of the California Civil Code, Lessor may withhold only that portion of the Lessee's security deposit necessary to (1) Remedy any default by Lessee in payment of rent; (2) repair damages to The Premises exclusive of ordinary wear and tear; (3) clean The Premises if necessary to restore it to the same level of cleanliness it was in the beginning of the tenancy; (4) remedy any default by Lessee, under this Agreement, to restore, replace or return any of Lessor's personal property mentioned in this Agreement, including but not limited to the property referred to in Section 26.

Guidelines for moving out of the Premises:

- a) 30 days advance written notice is given to the Lessor giving the specific date the unit shall be vacant and cleaned.
- b) The unit can be shown to prospective renters within 30 days prior to departure with at least a 24 hours notice to Lessee.
- c) Carpets must be professionally cleaned. Lessee is required to provide receipt to Lessor as proof of cleaning.

8. Utilities. Lessee must notify utility companies of his/her occupancy and responsibility for payment within two (2) days after lease start date (if not done, Lessee shall be charged actual utility costs plus a \$50 accounting fee) for all utilities, including, but not limited to, gas, electricity, water, sewer, garbage, etc., **EXCEPT** as follows:

Owner shall pay: _____.

Lessee shall reimburse Owner by _____. Lessee is responsible to stay current on all utility payments, and failure to maintain utilities through the course of this Agreement will result in a \$50 accounting fee. Disconnection of utilities due to non-payment is a material breach of this Agreement. Utility reimbursement amount (may be adjusted from time to time based on fluctuations in referenced billings): _____.

9. Resident Services Fee. Lessor shall provide to Lessee the following:

- Toll free maintenance hotline (888.924.8952) in which Lessee can call 24 hours a day for all maintenance concerns.
- Lessor shall create and maintain during tenancy an online portal, and can be accessed 24 hours a day at norcalpm.com/tenant-portal.
- Lessor shall perform a move-in and move-out inspection, and shall provide a copy of the move-in and/or move-out inspection reports to Lessee upon request.
- For these services provided, Lessee shall pay to Lessor \$150 upon move-in (does not apply to lease renewals). This fee is non-refundable. Terms are subject to change.

10. Satellite Dishes. Lessee agrees to comply with all of the following restrictions with respect to any satellite dish installed at the premises:

- It must be one meter or less in diameter.
- It may only be installed in The Premises in areas within Lessee's exclusive control. No part may extend beyond a balcony or patio railing. It may not be installed in common areas, including but not limited to the roof, outside walls, window sills, common balconies, hallways and stairways. Note that allowable locations may not provide an optimal signal, or any signal. Lessor does not warrant that The Premises will provide a suitable location for receiving a signal.
- Lessee may not make physical modifications to The Premises and may not cause physical or structural damage to The Premises. No holes may be drilled through exterior walls or the roof.
- Lessee must install, maintain and remove it in a manner consistent with industry standards and Lessee will be liable for any damage or injury caused by the installation, maintenance or removal.
- Lessee must move it at Lessee's expense, upon Lessor's request, for maintenance or repairs.

11. Prohibition of Assignment and Subletting. Lessee shall not sublet any part of The Premises or assign this Agreement without the prior written consent of Lessor. All persons must fill out an application and be approved by Lessor prior to tenancy. Any person(s) occupying unit without Lessor approval and permission shall be subject to eviction. Lessee shall be responsible for any damages and rents due to Lessor that result from an unapproved occupancy.

12. Condition of The Premises. Lessee agrees to (1.) At their own expense and at all times maintain The Premises in a clean and sanitary manner and in good repair, including all equipment, appliances, furniture and furnishings, and upon termination of the tenancy, to return The Premises to Lessor in a condition identical to that which existed when Lessee took occupancy, except for ordinary wear and tear. (2) Immediately notify Lessor of any defect or dangerous conditions in and about The Premises of which they become aware; and (3) Reimburse Lessor, on demand by Lessor, for the cost of any repair to The Premises, including Lessor's personal property therein, damaged by Lessee or their guests or invitees through misuse or neglect.

13. Possession of the Premises. If, after signing this Agreement, Lessee fails to take possession of The Premises, Lessee shall still be responsible for paying rent and complying with all other terms of this agreement. In the event that Lessor is unable to deliver possession of The Premises, to Lessee for any reason not within Lessor's control, including, but not limited to failure of prior occupants to vacate or partial or complete destruction of The Premises, Lessee shall have the right to terminate this Agreement. In such event, Lessor's liability to Lessee shall be limited to the return of all sums previously paid by Lessee to Lessor.

14. Re-leasing of the Premises. Lessee may select one of two options available to them should the Lessee be unable to honor the term of this Lease Agreement.

- a) Lessee may pay remaining rent, and all other monies owed per obligations of your Lease Agreement, upfront. Upon receipt of all funds, this Agreement shall be terminated. OR,
- b) Lessee may pay a re-advertising fee equal to half of one month's rent, but no less than \$750. This fee will be owed in addition to the current month's rent and all other monies owed per obligation of this Lease Agreement. Upon receipt of re-advertising fee, Lessor will market the property and show The Premises to prospective renters with reasonable notice to enter.

All interested parties must apply through Lessor and acceptance will be subject to Lessor's approval. If option B is chosen by Lessee, Lessor will use its best efforts to locate and qualify a new renter, and will execute a lease once a prospective renter has been approved by Lessor. Despite which option is chosen, Lessee will be responsible for the cost to rekey the property. This Agreement shall be terminated the day prior to the new renter's move in date. Lessee understands they will be responsible for all terms of this Agreement up to the day prior of the new renter's move-in date.

15. Smoking is not permitted in/on The Premises.

16. Pet(s). Pets permitted in or on The Premises: _____. Support/Service Animals in or on the Premises: _____.

Pet sitting is not permitted nor covered under these terms. Pet sitting shall require approval from Owner before bringing the pet(s) on The Premises. Additional pet(s) that will reside in/on The Premises shall require Owner approval. This clause does not apply to certified support or service animals. If this lease states "No Pets", having pets on The Premises shall be cause for eviction. If this lease states "Pets Allowed", not cleaning up your pet feces and allowing the pet to damage the property shall be cause for eviction.

17. Lessor's Access to Inspection. Lessor may enter The Premises in the event of an emergency or to make repairs or improvements, supply agreed services, show The Premises to prospective buyers or renters, and conduct an initial move-out inspection requested by Lessee. Except in cases of emergency, Lessee's abandonment of The Premises or court order, Lessor shall give Lessee reasonable notice of intent to enter. This notice shall include the purpose, date and approximate time of entry. If Lessor, or Lessor's representatives are not able to access the property for any reason (e.g. Lessee changed locks, pets, Lessee or Lessee's guests refuse access, etc.), Lessee shall be charged \$50 trip charge.

18. Photographs and Marketing. To effectively market the Premises for sale or rental, it is often necessary to utilize photographs, virtual tours, and other media. Lessee agrees that Lessor may photograph or digitally capture images of exterior and interior of The Premises for online marketing purposes. It is advised that Lessee store or remove from view any personal items they would not want to appear in the photos, such as family photos, documents, or valuables. Lessee acknowledges that once photos are posted online, Lessor cannot control who views them, how viewers use the photos, or how long they remain available on the Internet.

19. Prohibition Against Violating Laws and Causing Disturbances. Lessee is entitled to quiet enjoyment of the premise. Lessee and their guests or invitees shall not use The Premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste or nuisance; (3) annoy, disturb, inconvenience or interfere with the quiet enjoyment and peace and quiet of any other Lessee, neighbor, or nearby resident.

20. Condominium; Planned Unit Development. The Premises are a unit in a condominium, planned unit development, common interest subdivision or other development governed by the following Homeowner's Association ("HOA"): _____. Lessee agrees to comply with all HOA covenants, conditions and restrictions, bylaws, rules and regulations and decisions ("HOA Rules"). Lessor shall provide Lessee a copy of the HOA Rules, if any. Lessee shall reimburse Lessor for any fines or charges imposed by HOA or other authorities, due to any violation by Lessee, or the guests or licensees of Lessee. Lessor shall provide Lessee with a copy of the HOA Rules _____.

21. Keys; Locks. Lessee shall receive keys upon move in date. Lessee is responsible for the return of all keys, passes, remotes, etc., upon move out. If any are lost or not returned, Lessee will be held accountable for cost of replacement. The Premises _____ been re-keyed.

_____ key(s) to Premises.
_____ key(s) to Mailbox, # _____

_____ Remote Control Device(s) for garage door/gate opener(s).
Other key(s): _____

Lessee's Acknowledgment (initial)

a) _____ Lessee acknowledges any additions or changes made to Section 21 after initial lease signing.

Agent's Acknowledgment (initial)

b) _____ Agent has informed the Lessor of any additions or changes made to Section 21 after initial lease signing.

22. Repairs and Alterations.

- a) Lessee shall not, without Lessor's prior written consent, alter, re-key, or install any locks to The Premises or install or alter any burglar alarm system. Lessee shall provide Lessor with a key or keys capable of unlocking all such re-keyed or new locks, as well as any instructions on how to disarm any altered or new burglar alarm system.
- b) Except as provided by law or as authorized by prior written consent of Lessor, Lessee shall not make any repairs or alterations to The Premises. Lessor shall not unreasonably withhold consent for any repairs, but shall not authorize repairs that require advanced skill or workmanship or that would be dangerous to undertake. Lessor shall not authorize repairs unless such repairs are likely to return the item or element of the rental to its pre-damaged state of usefulness and attractiveness.
- c) Lessee shall be charged a \$50 trip fee when Lessee has agreed to a mutually scheduled appointment with Lessor's Maintenance Staff, Property Lessor, and/or Representative at said property, and the appointment is not honored.

23. Maintenance.

- a) Lessee shall properly use, operate, and safeguard The Premises, including if applicable, any landscaping, sprinklers, irrigation, furniture, furnishings and appliances, and all mechanical, electrical, gas and plumbing fixtures, and keep them and The Premises clean, sanitary, and well ventilated. Lessee shall be responsible for checking and maintaining all smoke detectors, carbon monoxide detectors, and any additional phone lines beyond the one line and jack that Lessor shall provide and maintain. Lessee shall immediately notify Lessor, in writing, of any problem, malfunction or damage. Lessee shall be charged for all repairs or replacements caused by Lessee, pets, guests or invitees, or licensees of Lessee, excluding ordinary wear and tear.
- b) Plumbing: Lessee shall be charged for repair/clearing of waste pipe, drain, or plumbing fixture blockages or stoppages unless caused by defective plumbing parts or tree roots invading sewer lines. Lessee shall be responsible for damage caused by leaky faucets or running water due to failure to report the onset of the issue to Lessor. Lessee shall reimburse Lessor for these costs on demand.
- c) Smoke Alarm and Carbon Monoxide Detector: The Premises are equipped with battery-operated smoke detection device(s) and carbon monoxide detection device(s). Lessee shall perform the manufacturer's recommended test at least once a week to determine if the smoke detector(s) and carbon monoxide detector(s) is (are) operating properly. Lessee understands that said smoke detector(s) and carbon monoxide detector(s) are a battery-operated unit and it shall be the Lessee's responsibility to: Ensure that the battery(s) is (are) in operating condition at all times; Replace the battery(s) as needed (unless otherwise provided by law); If the smoke detector(s) and carbon monoxide detector(s) is (are) missing, or if after replacing the battery(s), the smoke detector(s) and carbon monoxide detector(s) does not work, Lessee must inform the Lessor immediately in writing of any defect, malfunction or failure of any detector(s).
- d) Furnace Filters: If applicable, Lessee is responsible for cleaning and/or replacing the furnace filters. If there is a spring hook the filter is permanent and should be removed, cleaned, and reinstalled. Resident shall be held liable for missing or damaged permanent filters. If the filter has a cardboard frame it is disposable. Replace with the exact same size filter. Proper filter size is essential in preventing damage to the furnace.
- e) _____ shall water the garden, landscaping, trees and shrubs, except _____).
- f) _____ shall maintain the garden, landscaping, trees and shrubs, except _____).
- g) Lessor _____ provide a gardening service (performed _____).

Lessee's failure to maintain any item for which Lessee is responsible shall give Lessor the right to hire someone to perform such maintenance and charge Lessee to cover the cost of such maintenance.

24. Pest Control. Lessor _____ entered into a contract for periodic pest control treatment of The Premises. If Lessor does not contract for periodic pest control of The Premises, pest control is the Lessee's responsibility after the first thirty (30) days of tenancy.

25. Bed Bugs. Lessee(s) acknowledge that the Lessor has inspected The Premises and knows of no bedbug infestation. Lessee(s) claim that all furnishings and personal properties that will be moved into The Premises are free of bedbugs. Lessee(s) hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities:

- a) Check for current infestation and/or hitch-hiking bugs prior to occupancy of The Premises.
- b) Lessee(s) shall report any problems and/or notice of infestation immediately to Lessor.
- c) Lessee(s) shall cooperate with pest control efforts and must comply with recommendations and requests from the pest control specialist.
- d) Lessee(s) agree to indemnify and hold the Lessor harmless from any actions, claims, losses, damages and expenses including but not limited to attorneys' fees that Lessor may incur as a result of the negligence of the Lessee(s) or any guest occupying or using the premises.
- e) Lessor shall not be liable for any loss of Lessee's personal property as a result of an infestation.
- f) For information about bedbug identification and infestation, please visit: norcaldpm.com/bedbugs

26. Personal Property. The following items of personal property are included in The Premises:

Included with warranty: _____

Included without warranty: _____

Other Personal Property: _____ : _____

*If refrigerator is provided with or without warranty, Lessee agrees that any food lost as a result of refrigerator or freezer failing will not be reimbursed by Lessor/Owner.

27. Liability for Packages. Lessor is not responsible for the delivery, acceptance or receipt of, damage to or loss of messages, packages, mail or other material left at the entrance or elsewhere on the Premises.

28. Damage to Premises.

- a) If, by no fault of Lessee, Premises are totally or partially damaged or destroyed by fire, earthquake, accident, or other casualty that render Premises totally or partially uninhabitable, Lessor shall have the option to: (1) repair such damage and restore Premises, with this Agreement continuing in full force and effect with the exception of Lessee's rent, which shall be abated while repairs are being made; or (2) give written notice to Lessee terminating this agreement at any time within thirty (30) days after such damage, and specifying the termination date; in the event that Lessor gives such notice, this Agreement shall expire and all of Lessee's rights pursuant to this Agreement shall cease. Lessee will relocate if necessary in either instance for repairs to be made.
- b) In the event that Lessee, or their guests or invitees, in any way caused or contributed to the damage of The Premises, Lessor shall have the right to terminate this Agreement at any time, and Lessee shall be responsible for all losses, including but not limited to, damage and repair costs as well as loss of rental income.

29. Lessee's Financial Responsibility and Insurance. Lessee acknowledges that Lessor insurance does not cover Lessee's possessions. Lessee agrees to accept financial responsibility for any loss or damage to personal property belonging to Lessee and Lessee's guests and invitees caused by theft, fire, or any other cause. Lessor assumes no responsibility for such loss. Lessor recommends that Lessee obtain a renters' insurance policy from a recognized insurance firm to cover Lessee's liability, personal property damage, and damage to premises. Lessee is required to provide proof of property damage liability insurance coverage in the form of an HO4 insurance policy, including a minimum of \$100,000.00 of liability coverage per incident for the perils of fire, smoke, explosion, water discharge, and sewer backup and listing the property Lessor (Real Property Management Select) as an "Interested Party."

30. Waterbeds. No Waterbed or other water-filled furniture or item may be kept on The Premises without Lessor's written consent.

31. Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards.

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessor must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessee(s) must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

- a) Presence of lead-based paint and/or lead-based paint hazards:

Lessor _____ knowledge of lead-based paint and/or lead-based paint hazards present in the housing.

b) Records and reports available to the Lessor:

Lessor has _____ available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents): _____.

Lessee's Acknowledgment (initial)

c) _____ Lessee acknowledges that the federally approved pamphlet stated in this Agreement, titled "Protect Your Family From Lead In Your Home", can be accessed from the following website (available in multiple languages):

<https://www.epa.gov/lead/protect-your-family-lead-your-home-english>

d) Please advise Real Property Management Select if you require a printed copy of this pamphlet, otherwise Lessee acknowledges that the electronic version of the Pamphlet is available at any time for review.

Agent's Acknowledgment (initial)

e) _____ Lessor has informed the Owner of the Owner's obligations under 42 U.S.C. 4852d and Owner is aware of his/her responsibility to ensure compliance.

32. Disclosure of Information on Proposition 65. Proposition 65 requires businesses to notify Californians about significant amounts of chemicals in the products they purchase, in their homes or workplaces, or that are released into the environment. By providing this information, Proposition 65 enables Californians to make informed decisions about protecting themselves from exposure to these chemicals.

a) _____ Lessee acknowledges that information about Proposition 65 can be accessed from the following website:

<http://oehha.ca.gov/prop65/background/p65plain.html>.

b) Please advise Real Property Management Select if you require a printed copy of this information, otherwise Lessee acknowledges that the electronic version of the information is available at any time for review.

33. Military. Lessee may terminate the Agreement if: 1) Lessee becomes an active member of the Armed Forces of the United States after Lessee enters into the Agreement, or 2) Lessee is or becomes a member of the Armed Forces of the United States and receives: A) Orders for a Permanent Change of Station, or B) Orders to deploy for a period of at least 90 days. Lessee must provide written notice of termination, and the new termination date must be at least 30 days after the first date on which the next rental payment is due and payable. Lessee must furnish Lessor with proof to establish that Lessee qualifies for this limited exception. Proof may consist of any official military orders, or any notification, certification, or verification from the servicemember's commanding officer, regarding the servicemember's current or future military duty status. Military permission for base housing does not constitute a permanent change of station order.

34. Parking. Parking is permitted in designated garage space, driveway, street, or carport by HOA, local, or city code. Assigned parking number: _____. Parking space(s) are to be used for parking properly licensed and operable motor vehicles, except for trailers, boats, campers, buses, or trucks (other than pick-up trucks). Parking spaces are to be kept clean. Vehicles leaking oil, gas, or other motor vehicle fluids shall not be parked on The Premises. Mechanical work or storage of inoperable vehicles is not permitted in parking space(s) or elsewhere on The Premises.

35. Payment of Legal Fees. If Lessee is found in default of paying rent or other fees, a collection service will be used to collect funds due to Lessor, which will create a negative reflection on credit reports. A \$50 charge shall be assessed to Lessee for each 3-Day to Pay or Quit Notice or other legal notice served.

Attorney/court fees. In any legal action brought by either party to enforce the terms of this agreement or relating to The Premises, the prevailing party will be entitled to reasonable attorney's fees, costs, and expenses incurred in connection with that action.

36. Megan's Law Database Disclosure: Pursuant to Section 290.46 of the Penal Code, information about registered sex offenders is made available to the public via an internet web maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information shall include either the address at which an offender resides or the community or residence and ZIP code at which he or she resides. (Neither Lessors or Brokers, if any, are required to check this website. If Lessee wants further information, Lessee should obtain information directly from this website.)

37. Grounds for Termination of Tenancy. The failure of Lessee or Lessee's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Lessee's Rental Application, is grounds for termination of tenancy, with appropriate notice to Lessee and procedures required by law.

Lease Violations. The failure of Lessee or Lessee's guests or invitees to comply with any term of this Agreement shall result in a Lease Violation Notice sent to the Lessee outlining the term(s) violated and the Lessee shall be charged a \$50 administration fee for each Notice sent.

38. Entire Agreement. This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Lessor or Lessee. Any modifications to this Agreement must be in writing signed by Lessor and Lessee. Any modifications to the Agreement that are requested by the Lessee (including at time of lease renewal) or that are deemed necessary as a result of the Lessee's actions shall result in a documentation fee of \$99 which will be billed to the Lessee's account. This agreement supersedes all previous rental lease agreements, both verbal and written.

39. Hold Harmless. Lessee covenants to indemnify and hold harmless Lessor and Owner for and against any and all liability, arising from injury during the term of this lease to person or property, occasioned wholly or in part by any act or omission of Lessee, or of the guests, employees, assigns, or subleases of Lessee, including damages or injury to Lessee, or any other person, or to any property, occurring on The Premises unless such damage is the direct result of the negligence or unlawful act of Lessor or Lessor's agents.

40. Fulfillment of Terms. If Lessee fails to fulfill the terms of their obligations within this Agreement, a negative credit report reflecting the Lessee's credit may be submitted to a credit-reporting agency.

41. Condition of Premises. Lessee has examined Premises, and if any, all furniture furnishings, appliances, landscaping, and fixtures (including smoke detectors and carbon monoxide detectors).

- a) Lessee shall provide Lessor with a list, along with digital photos, of items that are damaged or are not in operable condition within five (5) days after commencement date, not as a contingency of this Agreement but rather as an acknowledgement of The Premises. If Lessee(s) move in date is prior to start date of this lease, Lessee is not required to provide move in condition list and digital images. Lessor will refer to move in condition list and digital images received from Lessee upon original move in date.

42. Lessee Rules and Regulations.

- a) Lessee(s) may be evicted if they engage in illegal drug use, sale, manufacture, distribution, or other criminal activity on or near the rental.
- b) Loud parties or other disturbances that infringe upon the peaceful living environment of other residents or neighborhood is prohibited.
- c) The Lessee(s) are responsible for the behavior of their guests.
- d) Littering in the outdoor areas or common areas related to The Premises are prohibited.
- e) Vehicles are limited to Lessee(s) only and spaces provided. Inoperable and unlicensed vehicles are not allowed to be stored on The Premises.
- f) Recreational vehicles must follow the guidelines of the city ordinances and have a current license.
- g) Reckless or careless driving on The Premises shall not be tolerated.
- h) Defacing and/or damaging the rental property is prohibited.
- i) The presence of pools, trampolines, firepits, outdoor gas heaters, charcoal, wood, open-flame cooking devices, or liquified gas-fueled cooking devices (referred to as "grills") on the premises is restricted unless written approval is obtained from the Lessor.
- j) Without written approval from the Lessor, the Lessee is prohibited from installing clotheslines or drying racks on balconies, patios, or any other applicable areas.

43. Medical Marijuana. Although California State law permits patients to possess, use or cultivate medical marijuana in accordance with the Compassionate Use Act, Section 11362.5 of the California Health and Safety Code, the use, possession or cultivation of marijuana for any purpose is illegal under the Federal Controlled Substances Act. The use, possession or cultivation of marijuana on The Premises is hereby prohibited. The use, possession or cultivation of any controlled substance shall be considered a breach of this Agreement, and shall result in eviction and/or the exercise of any other remedy available to Lessor under applicable laws.

44. Mold Notification. Lessor has inspected the property prior to the lease being entered into and found no evidence of damp or wet building materials. There is no evidence of mold or mildew contamination. We are notifying you, the Lessee, that mold and mildew can grow if the unit is not properly maintained and ventilated. Keeping the area clean is important as well as notifying the Lessor of any leaks, moisture problems, or mold growth immediately. Lessee agrees to maintain the unit in a manner that prevents any growth of mold or mildew. Lessee agrees to retain this responsibility by complying with the following list:

- a) Lessee agrees to keep the unit free of dirt and debris that can create or harbor mold and mildew.
- b) Lessee agrees to immediately report to the Lessor any water intrusion such as plumbing leaks or drips.
- c) Lessee agrees to notify Lessor of an overflow from the bathroom, kitchen or laundry, especially where moisture may have penetrated walls, cabinets or floors.
- d) Lessee agrees to report any significant growth of mold or mildew on surfaces inside the unit.
- e) Lessee agrees to allow the Lessor to enter the unit to inspect and make necessary repairs.
- f) Lessee agrees to use bathroom fans while showering or bathing - and report any fan that is not working.
- g) Lessee agrees to use exhaust fans when cooking, cleaning or washing dishes.
- h) Lessee agrees to use all reasonable care to close windows and other openings inside the unit to prevent outdoor water intrusion.
- i) Lessee agrees to clean and dry any visible moisture on windows/walls/other surfaces that may cause the growth of mold or mildew.
- j) Lessee agrees to notify the Lessor of any problems with air conditioning or heating systems.
- k) Lessee agrees to indemnify and hold harmless the Lessor from any actions, claims, loses, damages and expenses, including, but not limited to attorney's fees that the Lessor may incur as a result of the negligence of the Lessee, any guest or other person living in, occupying or using The Premises.

Mold Booklet Acknowledgement (initial)

- a) _____ Lessee acknowledges that the CA Department of Public Health booklet, titled "Information on Mold & Moisture for Renters in California", can be accessed from the following websites:
 English: https://www.cdph.ca.gov/Programs/CCDCPHP/DEODC/EHLB/IAO/CDPH%20Document%20Library/CDPH_Mold_Booklet_2021-May12.pdf
 Spanish: https://www.cdph.ca.gov/Programs/CCDCPHP/DEODC/EHLB/IAO/CDPH%20Document%20Library/CDPH_Mold_Booklet_2021-May-12_SPA.pdf
- b) Please advise Lessor if you require a printed copy of this information, otherwise Lessee acknowledges that the electronic version of the information is available at any time for review.

45. California Flood Disclosure.

Per Section 8589.45 of the Government Code, the Lessor is required to provide any and all information if the rental property is at risk of flooding as deemed by the State of California.

Lessor's Disclosure

- a) Lessor _____ knowledge that The Premises is located in a special flood hazard area of an area at risk to potential flooding.
- b) If the Lessor is aware that The Premises is located in a special flood hazard area of an area at risk to potential flooding, Lessor discloses that The Premises has a high risk to potential flooding.
- c) The Lessee has the right to seek information about hazards, not limited to flooding, that may affect the rental property from the Office of Emergency Services at the web address of <http://myhazards.caloes.ca.gov/>.
- d) It shall be known that the Owner's insurance does not cover the loss of the Lessee's personal possessions or for any relocation expenses. Any losses would be the sole responsibility of the Lessee. Therefore, the Lessee should consider purchasing their own renter's and/or flood insurance to cover these items. The Lessor/Owner does not need to provide any additional information concerning the potential of flood hazards on The Premises.

Addendums. Rent Cap and Just Cause; Tenant Liability Policy; _____

Additional Provisions. _____

Lessor

 _____ Date _____

Lessee(s)

 _____ Date _____

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_____ Date _____
 _____ Date _____
 _____ Date _____



RENT CAP AND JUST CAUSE ADDENDUM

(C.A.R. Form RCJC, 12/19. Must be kept in 12 point font.)

This Lease Addendum ("Addendum") is made and entered into on _____ between Real Property Management Select ("Lessor"), an agent of _____ ("Owner"), and _____ ("Lessee").

This is an Addendum to the Rental Lease Agreement ("Lease") signed and executed on _____, by and between Lessor and Lessee, for the property located at (Street Address) _____ (City) _____, (State) _____, (Zip) _____.

I. RENT CAP AND JUST CAUSE ADDENDUM TERMS

With certain exemptions, Owner may be subject to the rent cap and just cause eviction provisions of the Civil Code. Lessor informs Lessee of the following:

California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the Lessees have continuously and lawfully occupied the property for 12 months or more or at least one of the Lessees has continuously occupied the property for 24 months or more, a Lessor must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.

II. RENT CAP REQUIREMENTS

1. Subject to certain provisions of Civil Code Section 1947.12 subdivision (b), an owner of real property shall not increase the rental rate for that property more than 5 percent plus the percentage change in the cost of living, or 10 percent, whichever is lower, of the lowest rental amount charged for that property at any time during the 12 months prior to the effective date of the increase.
2. If the same Lessee remains in occupancy over any 12-month period, the gross rental rate shall not be increased in more than two increments over that 12-month period.
3. For a new tenancy in which no Lessee from the prior tenancy remains, the owner may establish the initial rate not subject to paragraph 1 of this section. Paragraph 1 of this section is only applicable to subsequent increases after the initial rental rate has been established.

III. JUST CAUSE REQUIREMENTS

WITH CERTAIN EXEMPTIONS, LESSOR MAY BE SUBJECT TO THE JUST CAUSE PROVISIONS OF CIVIL CODE SECTION 1946.2 AND INFORMS LESSEE OF THE FOLLOWING:

1. **At-fault Just Cause:**
 - a) Default in payment of rent.

- b) Breach of a material term of the lease, as described in Code of Civil Procedure Section 1161, paragraph (3), including but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.
- c) Maintaining, committing, or permitting the maintenance of a nuisance as described in Code of Civil Procedure Section 1161, paragraph (4).
- d) Committing waste as described in Code of Civil Procedure Section 1161, paragraph (4).
- e) The Lessee had a written lease that terminated on or after January 1, 2020, and after a written request or demand from the owner, the Lessee refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that those terms do not violate Section 1946.1 or any other provision of law.
- f) Criminal activity by the Lessee on the residential real property, including any common areas, or any criminal threat, as defined in Penal Code Section 422, subdivision (a), directed to any owner or agent of the owner of the premises.
- g) Assigning or subletting the premises in violation of the Lessee's lease.
- h) The Lessee's refusal to allow the owner to enter the residential real property pursuant to a request consistent with Civil Code Sections 1101.5 and 1954, and Health and Safety Code Sections 13113.7 and 17926.1.
- i) Using the premises for an unlawful purpose as described in Code of Civil Procedure Section 1161, paragraph (4).
- j) When the Lessee fails to deliver possession of the residential real property after providing the owner written notice of Lessee's intention to terminate the hiring of real property or makes a written offer to surrender that is accepted in writing by the Lessor, but fails to deliver possession at the time specified in that written notice.

At-fault just cause eviction:

Before the owner can terminate the tenancy for an At-fault Just Cause violation that is curable, the owner must first provide notice to cure giving the Lessee an opportunity to cure the violation pursuant to Code of Civil Procedure Section 1161, paragraph (3).

2. No-fault Just Cause:

- a) Intent to occupy the residential real property by the owner or their spouse, domestic partner, children, grandchildren, parents or grandparents (Family move-in).
For leases entered into on or after January 1, 2020 or amendment to existing leases prior to January 1, 2020: Lessee and Owner hereby agree that the Owner shall have the right to terminate the lease if the Owner, or their spouse, domestic partner, children, grandchildren, parents or grandparents, unilaterally decide to occupy the residential property.
- b) Withdrawal of the Premises from the rental market.
- c) Unsafe habitation, as determined by a government agency that has issued an order to vacate, or to comply, or other order that necessitates vacating the residential property.
- d) Intent to demolish or substantially remodel the residential real property. "Substantially remodel" means the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit that cannot be accomplished in a safe manner with the Lessee in place, and that requires Lessee to vacate the residential real property for at least 30 days. Cosmetic improvements alone do not qualify.

Lessee Payments under No-Fault Just Cause Eviction:

1. If Owner issues a termination of tenancy under a No-Fault Just Cause, Owner notifies Lessee of the right to direct payment relocation assistance equal to one month of the Lessee's rent in effect at the time of the termination and shall be provided within 15 calendar days of service of the notice.
2. In lieu of direct payment, Owner may waive the payment of rent for the final month of tenancy prior to the rent becoming due. The notice shall state that the amount of rent waived and that no rent is due for the final month of tenancy.

IV. SPECIFIC EXEMPTIONS TO JUST CAUSE EVICTION REQUIREMENTS

1. Housing accommodations in which the Lessee shares bathroom or kitchen facilities with the owner who maintains their principal residence at the residential real property.
2. Single-family owner-occupied residences, including a residence in which the owner-occupant rents or leases no more than two units or bedrooms, including, but not limited to, an accessory dwelling unit.

V. SPECIFIC EXEMPTIONS TO BOTH RENT CAP AND JUST CAUSE EVICTION REQUIREMENTS

1. Housing that has been issued a certificate of occupancy within the previous 15 years.

This Rental Unit's AB 1482 New Construction Exemption May Expire During This Tenancy: AB 1482 exempts housing that has been issued a certificate of occupancy within the last 15 years.

2. A duplex in which the owner occupied one of the units as the owner's principal place of residence at the beginning of the tenancy, so long as the owner continues in occupancy.
3. **Single Family Residential property (including a condominium and units in planned developments) provided** the residential real property is alienable separate from the title to any other dwelling unit AND (i) the owner is NOT a real estate investment trust (REIT), (ii) the owner is NOT a corporation, and (iii) if the owner is a limited liability company, then NONE of the members of the LLC are corporations.

This exemption only applies if the notice below is checked and delivered to the Lessee.

Lessor hereby notifies Lessee that the Property is exempt from the rent cap provisions specified in Civil Code Section 1947.12 and the just cause eviction provisions specified in Civil Code 1946.2.

Notice of Exemption:

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.

NOTE: Other exemptions under the Civil Code may apply. Additionally, this property may be subject to local rent cap and just cause eviction controls, which may impose additional restrictions. Lessor is strongly advised to seek counsel from a qualified real estate lawyer, who is familiar with the law where the property is located, prior to serving any notice.

The undersigned acknowledge a copy of this document and agree that the terms specified in Sections I, and III (2)(a) and V(3) are made a part of the lease or rental agreement specified above.

Lessor

_____ Date _____

Lessee(s)

_____ Date _____

_____ Date _____

_____ Date _____

_____ Date _____

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TENANT LIABILITY POLICY

This Lease Addendum ("Addendum") is made and entered into on _____ between Real Property Management Select ("Lessor"), an agent of _____ ("Owner"), and _____ ("Lessee").

This is an Addendum to the Rental Lease Agreement ("Lease") signed and executed on _____, by and between Lessor and Lessee, for the property located at (Street Address) _____, (City) _____, (State) _____, (Zip) _____, ("Premises").

Lessee is required to carry and maintain \$100,000.00 of property damage liability insurance coverage. The Lessee is responsible for damages caused by Lessee or Lessee's guests. This contractual obligation can be satisfied in one of two different ways:

- 1. Lessor's Tenant Liability Policy ("Policy").** Through the payment of \$19.95 of additional rent, in accordance with the terms of the Lease, the Policy waives Lessee's obligation to indemnify Lessor for accidental damages arising from fire, smoke, explosion, water discharge, backup overflow of sewage, drain or sump, or falling objects caused by Lessee's accidental acts or omissions as further described in Lease up to \$100,000.00. **THIS POLICY ONLY WAIVES LESSEE'S LIABILITY TO THE LESSOR AND DOES NOT WAIVE LESSEE'S LIABILITY TO ANY THIRD PARTIES. THIS POLICY ONLY APPLIES TO DAMAGE CAUSED BY LESSEE'S ACCIDENTAL ACTS OR OMISSIONS AND DOES NOT APPLY TO DAMAGES CAUSED BY LESSEE'S DELIBERATE OR INTENTIONAL ACTS OR OMISSIONS. THIS POLICY ONLY APPLIES UP TO \$100,000.00; ANY AMOUNT IN EXCESS OF \$100,000.00 REMAINS SUBJECT TO THE TERMS OF THE LEASE.** In situations where the Owner's covered damages are under \$100,000.00, as an amenity, affected units may receive up to \$15,000.00 to replace Lessee's personal belongings as determined by the Lessor and subject to the terms of any applicable Lessor insurance policy; provided that in no event shall the sum of Lessor's covered damages and all amounts paid to affected Lessees exceed \$100,000.00.
- 2. A personal renter's insurance policy (HO4).** Lessee must provide proof of property damage liability insurance coverage in the form of an HO4 insurance policy, including a minimum of \$100,000.00 of liability coverage per incident for the perils of fire, smoke, explosion, water discharge, backup overflow of sewage, drain or sump, or falling objects and listing the property Lessor (Real Property Management Select) as an "Interested Party". If Lessee fails to provide proof of the required coverage prior to the commencement of the lease, your unit will be automatically placed in the Policy program and you will be charged an additional rent of \$19.95 per month. If the required coverage should be canceled or lapse for any reason, Lessor reserves the right to add the unit to the Lessor's Policy and charge Lessee an additional rent of \$19.95 per month.

NOTICE TO LESSEES: POLICY ONLY WAIVES LESSEE'S OBLIGATION TO INDEMNIFY THE LESSOR FOR DAMAGES CAUSED BY YOUR ACCIDENTAL ACTS OR OMISSIONS AS DESCRIBED HEREIN. BY NOT OPTING OUT OF THE TENANT LIABILITY POLICY, LESSEE IS NOT ACCEPTING, ENROLLING, OR PURCHASING AN INSURANCE POLICY NOR IS LESSEE BEING LISTED AS A NAMED INSURED UNDER ANY LESSOR POLICY. THE POLICY IS NOT A LESSEE'S INSURANCE POLICY NOR IS IT INTENDED TO REPLACE A LESSEE'S PERSONAL PROPERTY OR LIABILITY INSURANCE POLICY. ALL LESSEES SHOULD CONSULT AN INSURANCE PROFESSIONAL TO EVALUATE AND DETERMINE PERSONAL INSURANCE NEEDS.

Should Owner no longer engage Lessor for management of the Premises, Lessee's enrollment in Lessor's Policy will be effectively canceled on the final day of Lessor's management of the Premises. Lessee will then be required to provide proof of comparable insurance coverage directly to Owner or Owner's appointed representative.

By signing below, all parties acknowledge they have read and understand this entire Addendum and agree to be legally bound hereby.

Lessor

_____ Date _____

Lessee(s)

_____ Date _____

_____ Date _____

_____ Date _____

_____ Date _____

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