

RESIDENTIAL LEASE AGREEMENT

THIS AGREEMENT between **L. Nelson Properties, Inc.** ("Landlord") and <<List of Resident Names >> ("Resident") is effective when fully executed by all parties. The Owner's obligation to deliver possession to Resident is conditioned on Resident making all payments due at or prior to move-in under this Agreement.

THE PARTIES AGREE AS FOLLOWS:

1. **RENTAL UNIT:** Subject to the terms and conditions of this Agreement, Landlord rents to Resident and Resident rents from Landlord, for residential use only, the premises located at:
 - a. <<PROPERTY ADDRESS: UnitAddr>>, <<PropCity>>, California <<PropZip>> ("Premises")

2. **TERM:** The term of this Agreement begins on <<Lease From DATE>> and ends on <<Lease To DATE>>, at which time this Lease shall terminate without further notice. Any holding over by the Resident after termination shall entitle the Landlord to initiate legal proceedings to recover possession of the premises. A "month-to-month" tenancy subject to the terms and conditions of this agreement shall be created only if Landlord accepts rent from Resident thereafter, and if so accepted, tenancy may be terminated by Resident after service upon the Landlord of a written 30-day notice of termination. Except as prohibited by law, the month-to-month tenancy may be terminated by the Landlord by service upon the Resident of a written 60-day notice of termination. However, Civil Code Section 1946.1 provides that "if any tenant or resident has resided in the dwelling for less than one year", the Landlord may terminate the tenancy by service upon the Resident of a written 30- day notice.

3. **RENT:** Rent is due in advance on the 1st day of each and every month, at \$<<Base Rent>> per month.
<<ConcessionYN1>> (if checked): **RENT CONCESSIONS:** Resident is granted a \$<<ConcessionAmount1>> per month reduction in the monthly Base Rent for the period from <<Conc From DATE>> to <<Conc To DATE>>. The monthly rent identified above is the amount due before application of the rent concession.
 - a. **PRORATED RENT.** In the event, the tenancy does not start on the 1st day of the month, Resident is to pay prorated rent from move-in date until the last day of the month prior to taking possession. Rent for any partial month shall be prorated at the amount of 1/30th of the monthly rent per day.
 - b. **PAYMENTS.** Payment may be made:
 - i) Electronically via RENTcafe at <<Property URL>> or by
 - ii) Personal Check, Cashier's Check or Money Order payable to <<Community Name>> and mailed or delivered to:
950 Tower Lane, Suite 900, Foster City, CA 94404

4. **SECURITY DEPOSIT:** Resident shall deposit with Landlord, as a security deposit, the sum of \$<<SecDep Charged>> within 3 days after signing this Agreement or prior to taking possession, whichever is sooner.
 - a. Resident shall not use the security deposit to pay any month's rent. Landlord may withhold from the security deposit only such amounts as are reasonably necessary to remedy Resident defaults including, but not limited to, the following:
 - i) defaults in the payment of rent,
 - ii) to repair damages to the premises caused by Resident, exclusive of ordinary wear and tear, and/or
 - iii) to clean the premises, if necessary, upon termination of the tenancy in order to return the unit to the same level of cleanliness it was in at the inception of the tenancy, and/or
 - iv) to restore, replace, or return personal property or appurtenances, exclusive of ordinary wear and tear.
 - b. Within 21 calendar days after Resident has vacated the premises Landlord shall furnish Resident a copy of an itemized statement indicating the basis for, and the amount of, any security deposit received and the disposition of the security deposit, and shall return any remaining portion of the security deposit to the Resident. Any

remaining portion of the security deposit shall be returned in the form of a single check made payable to all Residents listed above.

5. **UTILITIES:** Resident shall pay for all unit utilities, services and charges, if any, made payable by or based upon occupancy of Resident, except: **no exceptions**. Resident shall have the unit gas and/or electric connected at all times during the tenancy. **Disconnection of utilities due to non-payment is a material breach of this Agreement**. Resident shall not use common area utilities (such as water or electricity) for the Resident's personal use, without prior written permission from the Landlord.
6. **LATE FEES AND INSUFFICIENT FUNDS:** If rent is paid after the 5th of the month, there will be a late charge of **\$100.00** assessed. This late charge does not establish a grace period. The parties agree that this late fee is presumed to be the amount of damage resulting from the late payment of rent. It would be impracticable or extremely difficult to fix the actual damage. This sum represents a reasonable endeavor by the Landlord to estimate fair average compensation for any loss that may be sustained as a result of late payment of rent. Failure to pay the fee is a material breach of this Agreement. Pursuant to California law, if Resident passes a check on insufficient funds, Resident will be liable to Landlord for the amount of the check and a service charge of **\$25.00**
7. **RENTAL UNIT AVAILABILITY:** In the event the unit is not available on the move-in date due to a prior Resident holding over, or other cause not within the control of Landlord, Resident's damages will be limited to a return of the security deposit, any holding or other deposits and any advance payment of rent.
8. **OCCUPANTS:** Premises shall be occupied only by the Residents specified above and the following named person(s): **Other occupants/minors listed here**
9. **GUEST(S):** Except as otherwise provided by prior written agreement, any person who is not listed as an Occupant on this Agreement is a Guest. A Guest may not stay on the premises for more than **10 consecutive days**, or a total of **25 days in a 12-month period**. At the discretion of Landlord, Guest(s) who overstay this limit may be required to go through the application process, and if approved, may be required to sign a Rental/Lease Agreement. A guest who has not signed a Rental/Lease Agreement is not a "tenant who has lawfully occupied the premises" for the purpose of Civil Code 1946.2 and is not a "tenant" for the purpose of Civil Code Section 1947.12. Resident is responsible for any violation of this Rental/Lease Agreement by Resident's Guests.
10. **SUBLETTING AND ASSIGNMENT:** No portion of the premises shall be sublet nor this Agreement assigned. Any attempted subletting or assignment by Resident shall, at the election of Landlord, be an irremediable breach of this Agreement and cause for immediate termination as provided herein and by law. Resident is prohibited from offering all or part of the premises for short-term rental, such as through AirBNB, VRBO or other such sites. Any person who is not named as an Occupant in this Agreement or Resident who signed this Agreement, who occupies any portion of the dwelling unit, for any period of time whatsoever, for any compensation or consideration whatsoever (including, without limitation, the payment of money and/or trade and/or barter of other goods, services, or property occupancy rights) is not a Guest. This constitutes attempted subletting or assignment under this Agreement, and is, at the election of Landlord, irremediable breach of this Agreement and cause for immediate termination.
11. **AGENT FOR SERVICE OF NOTICES AND PROCESS:** The agent for service of any notices and for service of process is: Maria Morgan-Butcher, L. Nelson Properties, Inc. 950 Tower Lane, Suite 900, Foster City, CA 94404
12. **RENTERS INSURANCE:** Resident's personal property is not insured by Landlord. Landlord recommends that Resident obtain coverage for Resident's personal property. Resident is not a co-insured and is expressly excluded from coverage under any insurance policy held by Landlord which is now in effect or becomes effective during the term of this Agreement. Resident is encouraged but not required to obtain renters insurance.

13. **KEYS:** Resident has received the sets of keys for the premises noted below. If needed, additional keys may be requested from the Landlord; and, Resident will be charged. There may be a charge. Keys to the premises are the exclusive property of Landlord. All keys must be returned to Landlord when Resident vacates. Resident shall be charged for the cost of new locks and keys if all keys are not returned. In the event that any keys to the premises or the building are lost or consigned, Resident shall be liable for the entire cost of all key and lock replacement, at the discretion of Landlord, as required for the security of the Premises, the Building, and Building occupants. This may include the costs of re-keying the entire Building if Landlord, at Landlord’s sole discretion, deems such action is necessary. Resident should take care not to lock himself/herself out of the Premises. If Landlord is required to assist any Resident in gaining entry to the Premises, Resident may be assessed a charge for the actual costs, including out of pocket expenses, incurred by Landlord and Landlord may require Resident to contract with a professional locksmith.

Keys Issued:	Access Control Devices (if applicable):
# of Entry Keys	# of Garage Opener(s)
# of Mail Key(s)	# of Gate Remote(s)
Mailbox #:	# of Assigned Gate Code
# of Pool Key(s)	

14. **PARKING:**

- a. **ASSIGNED PARKING:** <<GX>> (if checked) This agreement does provide for one <<**PARKING TYPE**>> marked as <<# / **letter**>>. Only one passenger vehicle or motorcycle may be parked in each space. Resident may not use any parking space for recreational vehicles, boats, busses, trailers or similar non-passenger vehicles. The parking space may not be used for storage without prior written permission. Resident may not use any parking space to wash or repair vehicles, to change oil in vehicles or for any purpose other than parking. Resident agrees to move the vehicle and cooperate fully with the Landlord so that any repairs or alterations to parking or other areas can be made in as expeditious and efficient a manner as possible. Only currently registered and operational vehicles may be parked on the property. A vehicle that lacks an engine, transmission, wheels, tires, doors, windshield, or any other major part or equipment necessary to operate safely on the highways, is subject to tow under California Vehicle Code 22658. Vehicles parked in violation of local laws are subject to tow.
- b. **ADDITIONAL PARKING:** This property does not have guest or unassigned parking. Resident may not park a motor vehicle or motorcycle anywhere on the premises other than the assigned parking space, if any. **Vehicles parked in unauthorized areas or in another resident’s space may be towed away at the vehicle owner’s expense.**

15. **STORAGE:** No storage outside of the Resident’s unit is authorized, permitted, or provided under this Agreement unless a separate storage addendum is attached. Resident agrees to keep personal property inside Resident’s unit unless Landlord has expressly agreed otherwise in writing in an addendum to this Agreement. Resident shall not store gasoline, cleaning solvent or other flammable liquids in the unit.

16. **LANDSCAPING:** Resident [] is [x] is not responsible for the upkeep of the yard and maintenance of the landscaping, including watering, mowing, weeding and clipping. Resident shall promptly advise Landlord of any problems with the landscaping, including, but not limited to, dead grass, plants or tree limbs, insect infestations, discolored or yellowing foliage and insufficient irrigation or leaks. Resident may not delegate the responsibilities of this paragraph to any person, including a contractor or other landscaping professional.

17. **SMOKING OF ANY SUBSTANCE, INCLUDING MARIJUANA, IS PROHIBITED EVERYWHERE ON THE PREMISES, INCLUDING IN INDIVIDUAL UNITS AND INTERIOR AND EXTERIOR COMMON AREAS.** Smoking includes the use of e-cigarettes or vaping. The term “smoke” includes vapor from ecigarettes or other vaping devices. Resident shall inform his or her guest(s) of this Smoking Prohibition. Resident shall promptly notify

Landlord in writing of any incident where smoke is migrating into Resident's unit from sources outside of Resident's unit. Resident acknowledges that Landlord's adoption of this policy, does not make the Landlord the guarantor of the Resident's health or of the smoke-free condition of the areas listed above. However, Landlord shall take reasonable steps to enforce this provision. Landlord shall not be required to take steps in response to smoking unless Landlord has actual knowledge or has been provided written notice. Landlord and Resident agree that the other residents of the property are the third-party beneficiaries of this provision. A resident may sue another resident to enforce this provision but does not have the right to evict another resident. Any lawsuit between residents regarding this provision shall not create a presumption that the Landlord has breached this Agreement. A breach of this provision by the Resident shall be deemed a material breach of this Agreement and grounds for Landlord's immediate termination of this Agreement.

18. **PROHIBITIONS:** Without Landlord's prior written permission as an addendum to this Agreement, no pets, waterbeds, charcoal burners or other open-flame cooking devices, or liquefied petroleum gas fueled cooking devices ("grills") shall be kept or allowed in or about the premises. Resident shall not engage in any of the actions or conduct related to marijuana, that are otherwise permitted under Health and Safety Code 11362.1, on the premises. This includes growing and use of marijuana in any form.
19. **LARGE APPLIANCES:** Resident shall not move or remove any large appliances provided by Landlord without prior written consent of the Landlord. Resident shall not install or operate any additional refrigerators, freezers, washing machines, clothes dryers, portable dishwashers, air conditioners, generators or other large appliances not provided by the Landlord, without prior written consent of the Landlord. Resident may operate a generator in emergency situations, provided that (1) all manufacturer safety procedures are followed, including operating the generator in an outside space and (2) the generator does not create a nuisance (noise or other) for other residents.
20. **REPAIRS AND ALTERATIONS:** Resident shall make a written request to Landlord regarding any repairs, decorations or alterations contemplated. Except as provided by law, no repairs, decorating or alterations shall be done by Resident without Landlord's prior written consent. This includes, but is not limited to, painting, wallpapering, and changing locks. Resident may not make any alterations to cable or telephone inside wiring (such as may occur when changing telecommunications providers or adding phone lines) without Landlord's prior written consent. The consent request regarding proposed alterations to inside wiring shall include the name, address, and telephone number of any new telecommunications providers. Resident agrees to pay all costs resulting from the alteration and agrees to pay to the Landlord any costs associated with restoring the inside wiring to the condition at the time of move-in, except for reasonable wear and tear. Resident shall hold Landlord harmless and indemnify Landlord as to any mechanic's lien recordation or proceeding caused by Resident.
21. **UNLAWFUL ACTIVITIES:** Resident, Occupants and any guest or other persons under the Resident's control shall not:
 - a. engage in criminal activity, including drug-related criminal activity, on or near property premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in section 102 of the Controlled Substance Act (21 U.S.C. 802)).
 - b. engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the premises or property.
 - c. permit the dwelling unit or property to be used by any person for, or to facilitate, criminal activity, including drug-related criminal activity, engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near premises and property or otherwise.
 - d. engage in acts of violence or threats of violence, including, but not limited to the unlawful discharge of firearms on or near the premises or property.

- e. engage in any criminal activity on the residential real property, including any common areas, or any criminal activity or criminal threat, as defined in subdivision (a) of Section 422 of the Penal Code, on or off the residential real property, that is directed at any owner or agent of the owner of the residential real property.
- f. use the premises for an unlawful purpose as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.
- g. A single violation of any of these provisions shall be deemed a serious and material violation of this Agreement. It is understood and agreed that a single violation shall be good cause for termination of this Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction but shall be by a preponderance of the evidence.

22. PETS: <<Pets_YN>> if checked Landlord consents to Resident keeping the pet(s) described here:

Pet Name	Type	Description
----------	------	-------------

PET RENT: <<PX>> (If checked) \$<<Pet Rent Amount>>

- a. In the event of default by Resident of any of the terms in this Addendum, Resident agrees, within three days after receiving written notice of default from Owner/Agent, to cure the default or vacate the premises. Resident agrees Owner/Agent may revoke permission to keep said Pet on the premises by giving Resident thirty (30) days notice in writing.
- b. Resident agrees to comply with all applicable ordinances, regulations and laws governing pets.
- c. Resident agrees that Pet will not be permitted outside Resident's unit unless restrained by a leash. Use of the grounds or premises for sanitary purposes is prohibited.
- d. Pet must be spayed or neutered.
- e. Domestic rodents, reptiles and amphibians, or birds, if allowed, must remain caged at all times.
- f. Pet shall not be fed directly on the flooring/carpeting in the unit.
- g. Resident shall prevent fleas or other infestation of the rental unit or other property of Owner/Agent, and may be held liable for costs associated with any necessary remediation.
- h. Resident shall not permit, and represents that Pet will not cause any damage, discomfort, annoyance, nuisance or in any way inconvenience, or cause complaints, from any other Resident, guest, or the public. Any "mess" created by Pet shall immediately be cleaned up by Resident. Resident must provide and maintain an appropriate litter box, if applicable.
- i. In the event that Owner/Agent, contractor, or maintenance personnel need access to the unit, the pet will be either put in a kennel/crate or removed from the premises.
- j. Resident shall be liable to Owner/Agent for all damages or expenses incurred by or in connection with Pet, and shall hold Owner/Agent harmless and indemnify Owner/Agent for any and all damages or costs in connection with Pet.
- k. Resident shall deposit with Owner/Agent an additional security deposit. Owner does not require Resident to carry renter's insurance to cover damages caused by Pet.

23. ENTRY AND COOPERATION: California law allows Landlord or their employee(s) to enter the premises for certain purposes, generally during normal business hours. The Landlord will provide written notice to the Resident prior to the entry of the dwelling unit whenever required by state law.

The Resident's refusal to allow the owner to enter the residential real property is a material breach of this Agreement and California law and is cause for termination as provided herein and by law.

If the premises or the building is required by any government agency, lender or insurer to undergo repairs or alterations, or in case of other necessary or agreed repairs, Resident agrees to cooperate fully with Landlord so that all such repairs or alterations are made in as expeditious and efficient a manner as possible.

24. CARE, CLEANING AND MAINTENANCE: Except as prohibited by law, Resident agrees:

- a. to keep the premises as clean and sanitary as their condition permits and to dispose of all rubbish, garbage and other waste, in a clean and sanitary manner, unless Landlord has expressly agreed otherwise in writing in an addendum to this Agreement. Resident shall ensure that large boxes are broken apart before being placed in trash containers. Resident shall be responsible, at Resident's expense, for hauling to the dump those items too large to fit in the trash containers. Resident shall not dispose of any flammable liquids, rags or other items soaked with flammable liquids or any other hazardous material in trash containers or bins;
- b. to properly use and operate all electrical, gas and plumbing fixtures and keep them as clean and sanitary as their condition permits;
- c. to keep the premises and furniture, furnishings and appliances, and fixtures, which are rented for Resident's exclusive use, in good order and condition;
- d. that all rooms on the premises and all appliances and fixtures on the premises must be able to be used for their intended purpose(s);
- e. not to willfully or wantonly destroy, deface, damage, impair or remove any part of the structure or dwelling unit or the facilities, equipment, or appurtenances thereto or to permit any person on the premises, to do any such thing;
- f. to occupy the premises as a residence, utilizing portions thereof for living, sleeping, cooking or dining purposes only which were respectively designed or intended to be used for such purposes;
- g. to promptly advise Landlord of any items requiring repair, such as locks or light switches, smoke detectors, appliances, heating and air conditioning (if provided) systems. Resident shall notify the Landlord of any leaks, drips, water fixtures that do not shut off properly, including, but not limited to, a toilet, or other problems with the water system, including, but not limited to, problems with water-saving devices. Resident shall make repair requests as soon after the defect is noted as is practical;
- h. to keep doors and windows and access to them unobstructed and to not block them with personal items or otherwise, and to maintain clear pathways into and through each room on the premises.
- i. to maintain the unit in a manner that allows necessary access through each room and to all doors and windows, does not inhibit necessary airflow, does not act as a potential haven for pests and mold growth, does not create a fire hazard, and allows rooms to be used for their intended purposes.
- j. to leave the premises in the same condition as it was received, subject to normal wear and tear, as its condition permits;
- k. to return the premises, upon move-out to the same level of cleanliness it was in at the inception of the tenancy;
- l. to pay Landlord for costs to repair, replace or rebuild any portion of the premises damaged by the Resident, Resident's guests or invitees.

25. MOLD PREVENTION: Resident agrees to:

- a. keep the premises maintained and ventilated so that moisture does not accumulate. If moisture is allowed to accumulate in the unit, it can cause mildew and mold to grow.
- b. to regularly allow air to circulate in the apartment.
- c. to immediately notify the Landlord of
 - i) any leaks, moisture problems, and/or mold growth;
 - ii) any water intrusion, such as plumbing leaks, drips, or "sweating" pipes, or overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets; and
 - iii) any significant mold growth on surfaces inside the premises.
- d. to use exhaust fans (if available) whenever showering or bathing, cooking, dishwashing, or cleaning and to report to the Landlord any non-working fan;
- e. to use all reasonable care to close all windows and other openings in the premises to prevent outdoor water from penetrating into the interior unit;
- f. to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible (mold can grow on damp surfaces within 24 to 48 hours);
- g. to keep the unit free of dirt and debris that can harbor mold.

- 26. PLUMBING:** Costs of repair or clearance of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by Resident's negligence or improper usage are the responsibility of the Resident. Resident shall reimburse Landlord for these costs on demand.
- 27. USE OF PREMISES:** The premises shall be used as a dwelling for residential purposes only and for no other purpose. No retail, commercial, or professional use of the premises shall be made, unless such use conforms to applicable zoning laws and the prior written consent of Landlord is obtained in advance of such proposed use. As a condition for granting such permission, Landlord may require that Resident obtain liability insurance for the benefit of Landlord.
- 28. QUIET ENJOYMENT, WASTE AND NUISANCE:** Resident and Resident's guest(s) shall not violate any criminal or civil law, ordinance or statute in the use and occupancy of the premises, commit waste or nuisance, annoy, molest or interfere with any other person on the property, or neighbor. Any such action may result in the immediate termination of this Agreement as provided herein and by law. Resident shall refrain from creating, or allowing to be created, any noise that is disturbing to other residents. Resident is also responsible for compliance with any local noise ordinances.
- 29. SMOKE DETECTION DEVICE:** The premises are equipped with a smoke detection device(s), which was tested and found operable by the Landlord. Landlord shall have a right to enter the premises to check and maintain the device as provided by law. Resident shall:
- be responsible for performing the manufacturer's recommended test of the device weekly;
 - inform the Landlord immediately in writing of any defect, malfunction, or failure of any detector, and of any problems, maintenance or need for repairs to Landlord.
 - not disable, disconnect or remove the detector.
- 30. CARBON MONOXIDE DETECTION DEVICE:** If the premises are equipped with a carbon monoxide detection device(s), the devices have been tested and found operable by the Landlord. Landlord shall have a right to enter the premises to check and maintain the device as provided by law. Resident shall:
- be responsible for performing the manufacturer's recommended test of the device weekly;
 - inform the Landlord immediately in writing of any defect, malfunction, or failure of any detector, and of any problems, maintenance or need for repairs to Landlord.
 - not disable, disconnect or remove the detector.
- 31. FINES AND PENALTIES:** Resident is responsible for any fines or other costs occasioned by violations of the law by Resident or Resident's guests on the premises or property while Resident is in possession. If any such fines or costs are levied against Landlord, Resident agrees to pay such fines or costs attributed to Resident's tenancy or the conduct of Resident, Resident's guests or others at the premises, upon receipt of an invoice from Landlord. The obligation to pay fines and costs assessed against Landlord may be in addition to any assessed directly against Resident. In the event that Landlord has already paid fines or costs levied against Landlord as of the date Resident is notified of the levy against Landlord, Resident shall, within five (5) days of Landlord's written demand therefore, reimburse Landlord for the entire sum paid. The obligation to pay fines and costs assessed against Landlord may be in addition to any assessed directly against Resident.
- 32. JOINT AND SEVERAL LIABILITY:** The undersigned Resident(s), whether or not in actual possession of the premises, are jointly and severally liable for all obligations under this Agreement and shall indemnify Landlord for liability arising prior to the return of possession to the Landlord for personal injuries or property damage caused or permitted by Resident(s), their guests, and invitees.

- 33. SALE OF PROPERTY:** In the event of the sale or refinance of the property: If Landlord presents to Resident Form CA-160 - Resident's Certification of Terms - Estoppel Certification, or other similar form, Resident agrees to execute and deliver the form acknowledging that this Agreement is unmodified and in full force and effect, or in full force and effect as modified with the consent of Landlord, and stating the modifications, within ten (10) days of written notice. Failure to comply shall be deemed Resident's acknowledgement that the form as submitted by Landlord is true and correct and may be relied upon by any lender or purchaser.
- 34. DESTRUCTION OF OR DAMAGE TO THE PREMISES:** In the event the premises are partially or totally damaged or destroyed by fire or other cause, the following will apply:
- If the premises are totally destroyed by fire, earthquake or other casualty, this Agreement will terminate, as of the date on which the damage occurs. However, if the damage or destruction is the result of the negligence of the Resident, or his or her invitees, then the Agreement will not terminate, unless notice is given by the Landlord, specifying the termination date.
 - If the premises are only partially damaged, or are temporarily uninhabitable, as determined by Landlord, Landlord will use due diligence to begin the process to repair such damage and restore the premises as soon as possible. If only part of the premises cannot be used, there will be a proportionate rent discount until the premises are repaired, to be determined solely by Landlord.
- 35. 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.
- 36. HAZARD NOTICE:** Pursuant to Government Code Section 8589.45, Resident may obtain information about hazards, including flood hazards, that may affect the property from the Internet Web site of the Office of Emergency Services at <http://myhazards.caoes.ca.gov/>. The Landlord's insurance does not cover the loss of the Resident's personal possessions and it is recommended that the Resident consider purchasing renter's insurance and flood insurance to insure his or her possessions from loss due to fire, flood, or other risk of loss. The Landlord is not required to provide additional information concerning the flood hazards to the property and the information provided pursuant to this section is deemed adequate to inform the Resident.
- (if checked) The property is located in a special flood hazard area or an area of potential flooding
- 37. ATTORNEYS' FEES:** If any legal action or proceeding is brought by either party to enforce any part of this Agreement, the prevailing party shall recover, in addition to all other relief, attorneys' fees not to exceed \$1,000.00 plus court costs.
- 38. CREDIT REPORTS:** A negative credit report reflecting on your credit history may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations. Resident expressly authorizes Landlord (including a collection agency) to obtain Resident's consumer credit report, which Landlord may use if attempting to collect past due rent payments, late fees, or other charges from Resident, both during the term of the Agreement and thereafter.
- 39. WAIVER OF BREACH:** The waiver by either party of any breach shall not be construed to be a continuing waiver of any subsequent breach. The receipt by Landlord of the rent with the knowledge of any violation of a covenant or condition of this agreement shall not be deemed a waiver of such breach. No waiver by either party of the provisions herein shall be deemed to have been made unless expressed in writing and signed by all parties to this Agreement.

- 40. SEVERABILITY CLAUSE:** If any provision of this Agreement is held illegal or unenforceable in a judicial proceeding, such provision shall be severed and shall be inoperative, and the remainder of this Agreement shall remain operative and binding on the Parties.
- 41. ENTIRE AGREEMENT:** This Agreement, which includes all attachments referred to above, constitutes the entire Agreement between the parties and cannot be modified except in writing and signed by all parties, except as permitted by applicable law. Neither Landlord, nor any agent or employee of Landlord has made any representations or promises other than those set forth herein.
- 42. BREACH OF LEASE:** In the event that Resident breaches this Lease Agreement, Landlord shall be allowed at Landlord's discretion, but not by way of limitation, to exercise any or all remedies provided Landlord by California Civil Code Section 1951.2 and 1951.4. Damages Landlord "may recover" include the worth at the time of the award of the amount by which the unpaid rent for the balance of the term after the time of award, or for any shorter period of time specified in the Lease Agreement, exceeds the amount of such rental loss for the same period that the Resident proves could be reasonably avoided.
- 43. ENTIRE AGREEMENT:** This Agreement, which includes all attachments referred to above, constitutes the entire Agreement between the parties and cannot be modified except in writing and signed by all parties, except as permitted by applicable law. Neither Landlord, nor any agent or employee of Landlord has made any representations or promises other than those set forth herein.
- 44. ADDENDA:** Resident(s) acknowledge receipt of the following applicable addenda, copies of which are attached hereto and are incorporated as part of this Agreement.
- a. AB 1482 Disclosures
 - b. Asbestos Addendum
 - c. Bedbug Addendum
 - d. Grilling Addendum
 - e. Lead-Based Paint Addendum
 - f. Pest Control Notice Addendum
 - g. Political Signs
 - h. Proposition 65 Warning Addendum
 - i. Satellite Dish and Antenna Addendum
 - j. Spare the Air Addendum
 - k. Water Conservation Addendum
 - l. Utility Addendum

AB 1482 DISCLOSURES

This document is an Addendum and is part of the Lease Agreement dated <<Today>>.

1. California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information.

2. Civil Code 1946.2(a) provides that “after a tenant has continuously and lawfully occupied a residential real property for 12 months, the owner of the residential real property shall not terminate the tenancy without just cause, which shall be state in the written notice to terminate tenancy. If any additional adult tenants are added to the lease before an existing tenant has continuously and lawfully occupied the residential real property for 24 months, then this subdivision shall only apply if either of the following are satisfied:
 - a. all of the tenants have continuously and lawfully occupied the residential real property for 12 months or more; or
 - b. one or more tenants have continuously and lawfully occupied the residential real property for 24 months or more.”
 - c. “just cause” to terminate the tenancy includes termination “if the owner, or their spouse, domestic partner, children, grandchildren, parents, or grandparents, unilaterally decides to occupy the residential real property.”

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

_____	_____	_____	_____
<i>Date</i>	<<TenantFirstLast>>	<i>Date</i>	<<LeaseeName1>>
_____	_____	_____	_____
<i>Date</i>	<<LeaseeName2>>	<i>Date</i>	<<LeaseeName3>>
_____	_____		
<i>Date</i>	<<LeaseeName4>>		

ASBESTOS ADDENDUM

This document is an Addendum and is part of the Lease Agreement <<Today>>.

THIS PROPERTY **MAY** CONTAIN ASBESTOS.

1. Resident or the Resident's guest(s), employees and contractors shall not take or permit any action which in any way damages or disturbs the Premises or any part thereof, including, but not limited to:
 - a. piercing the surface of the ceiling by drilling or any other method;
 - b. hanging plants, mobiles, or other objects from the ceiling;
 - c. attaching any fixtures to the ceiling;
 - d. allowing any objects to come in contact with the ceiling;
 - e. permitting water or any liquid, other than ordinary steam condensation, to come into contact with the ceiling;
 - f. painting, cleaning, or undertaking any repairs of any portion of the ceiling; (vii) replacing light fixtures;
 - g. undertaking any activity which results in building vibration that may cause damage to the ceiling.
 - h. Resident shall notify Landlord immediately in writing
 - i) if there is any damage to or deterioration of the ceiling in the Premises or any portion thereof, including, without limitation, flaking, loose, cracking, hanging or dislodged material, water leaks, or stains in the ceiling, or
 - ii) upon the occurrence of any of the events described in Paragraph 1 above

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

<hr/> <i>Date</i>	<hr/> <<TenantFirstLast>>	<hr/> <i>Date</i>	<hr/> <<LeaseeName1>>
<hr/> <i>Date</i>	<hr/> <<LeaseeName2>>	<hr/> <i>Date</i>	<hr/> <<LeaseeName3>>
<hr/> <i>Date</i>	<hr/> <<LeaseeName4>>		

BED BUG ADDENDUM

This document is an Addendum and is part of the Lease Agreement dated <<Today>>.

The Landlord has inspected the unit prior to lease and knows of no bedbug infestation. Resident agrees not to bring onto the property personal furnishings or belongings that the Resident knows or should reasonably know are infested with bed bugs, including the personal property of the Resident's guests. Residents have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping can assist with early detection and make bed bug control easier if it is necessary. Please review the short interactive video at www.stopbedbugs.org and the information below.

1. Information about Bed Bugs:

- a. Bed bug appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.
- b. Life cycle and reproduction: An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days.
- c. Bed bugs can survive for months without feeding.
- d. Bed bug bites: Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.
- e. Common signs and symptoms of a possible bed bug infestation:
 - i) Small red to reddish brown fecal spots on mattresses, box springs, bed frames, linens, upholstery, or walls.
 - ii) Molted bed bug skins, white, sticky eggs, or empty eggshells.
 - iii) Very heavily infested areas may have a characteristically sweet odor.
 - iv) Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.
- f. For more information, see the Internet Websites of the United States Environmental Protection Agency and the National Pest Management Association.
 - i) <http://www2.epa.gov/bedbugs>
 - ii) <http://www.pestworld.org/all-things-bed-bugs/>

2. Report Suspected Bed Bug Infestations As Soon as Possible

- a. Prompt reporting: If you find or suspect a bed bug infestation, please notify Landlord as soon as possible, and describe any signs of infestation, so that the problem can be addressed promptly. Please do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from unit to unit.
- b. Report any maintenance needs immediately. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.
- c. If you suspect a bed bug infestation, or have other maintenance needs, please complete an online maintenance request.
- d. Cooperation with Pest Control
 - i) Residents shall cooperate with the inspection including allowing entry to inspect any unit selected by the pest control operator until bed bugs have been eliminated and providing to the pest control operator information that is necessary to facilitate the detection and treatment of bed bugs.
 - ii) Prior to treatment, affected Residents will receive a written notice including the date(s) and time(s) of treatment, whether and when the Resident is required to be absent from the unit, the deadline for any

Resident preparation of the unit and a pretreatment checklist with information provided by the pest control operator.

- iii) The Resident shall fulfill his or her responsibilities for unit preparation before the scheduled treatment, as described in the pest control operator's pretreatment checklist.
- iv) Residents shall be responsible for the management of their belongings, including, but not limited to, clothing and personal furnishings.
- v) If the pest control operator determines that it is necessary for a Landlord or Resident to dispose of items infested with bed bugs, the items shall be securely sealed in a bag that are of a size as to readily contain the disposed material. Bags shall be furnished as needed to Residents by the property owner or pest control operator. All bags shall be clearly labeled as being infested with bed bugs prior to disposal.
- vi) Residents who are not able to fulfill their unit preparation responsibilities shall notify the Landlord at least one business day prior to the scheduled pest control operator visit for inspection or treatment.
- vii) A Resident must vacate his or her unit if required by the pest control operator for treatment purposes and shall not reenter the unit until directed by the pest control operator to do so.

3. Prevention Recommendations

- a. Resident should check for hitch-hiking bed bugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs before you enter your apartment. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation.
- b. Thoroughly clean after guests have departed. Immediately after your guests leave, seal bed linens in plastic bags, until they can be washed and dried on high heat. After your guests have departed, inspect bedding, mattresses and box springs, behind headboards, carpet edges and the undersides of sofa cushions for signs of bed bugs.
- c. Resident should avoid using appliances, electronics and furnishings that have not been thoroughly inspected for the presence of bed bugs. Make sure that the electronics, appliance, or furniture company has established procedures for the inspection and identification of bed bugs or other pests. This process should include inspection of trucks used to transport appliances, electronics, or furniture. Never accept an item that shows signs of bed bugs. Check secondhand furniture, beds, and couches for any signs of bed bug infestation before bringing them home. Never take discarded items from the curbside.
- d. Use a protective cover that encases mattresses and box springs and eliminates many hiding spots. The light color of the encasement makes bed bugs easier to see. Be sure to purchase a high-quality bed bug encasement that will resist tearing and check the encasements regularly for holes.
- e. Reduce clutter in your home to reduce hiding places for bed bugs and vacuum frequently to remove successful hitchhikers.
- f. Be vigilant when using shared laundry facilities. Transport items to be washed in plastic bags (if you have an active infestation, use a new bag for the journey home). Remove from dryer directly into bag and fold at home. (A dryer on high heat can kill bed bugs.)

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

_____ <i>Date</i>	_____ <<TenantFirstLast>>	_____ <i>Date</i>	_____ <<LeaseeName1>>
_____ <i>Date</i>	_____ <<LeaseeName2>>	_____ <i>Date</i>	_____ <<LeaseeName3>>
_____ <i>Date</i>	_____ <<LeaseeName4>>		

GRILLING ADDENDUM

This document is an Addendum and is part of the Lease Agreement dated <<Today>>.

1. The Rental/Lease Agreement provides that without Owner/Agent's prior written consent, no charcoal burners or other open flame cooking devices, or liquefied petroleum gas fueled cooking devices (hereinafter "grill") shall be allowed in or about the premises.
2. If allowed by law and the unit has an exclusive use yard, the Owner/Agent consents to Resident keeping and operating a propane or natural gas fueled grill.
3. In the event of default by Resident of any of the terms in this Addendum, Resident agrees, within three days after receiving written notice of default from Owner/Agent, to cure the default or vacate the premises. Resident agrees Owner/Agent may revoke permission to keep and operate said grill on the premises by giving Resident thirty (30) days notice in writing.
4. Resident agrees to comply with all applicable ordinances, regulations and laws governing grills and storage of combustibles.
5. Resident agrees that the grill will be used only in the unit's exclusive use yard.
6. Resident agrees to maintain and operate the grill in a safe manner. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:
 - a. Follow manufacturers' directions for safe operation, storage, and maintenance of your grill. If the manual is missing, contact the manufacturer for a replacement or check the company's web site for an online copy.
 - b. Check to see that the grill is in good working order. For gas grills, be sure that all gas lines and valves are intact. Ensure that the grill is stable and will not tip over.
 - c. Set up the grill in a safe place. Choose a firm, level surface at least 10 feet away from walls, siding, and deck rails; overhangs, eaves, and awnings; shrubs and branches; and furniture and other combustibles.
 - d. Only use gas and charcoal grills outdoors. When burned, gas and charcoal produce deadly carbon monoxide, an odorless, colorless gas that can kill in a matter of minutes. Never use a grill indoors, or in a garage, even if the door is open. Carbon monoxide can enter the apartment and injure or kill the people inside very quickly.
 - e. Have a fire extinguisher (ABC type) or a bucket of water handy in case of a fire.
 - f. Have a spray bottle of water ready to control flare-ups.
 - g. Have access to a phone in case of emergencies.
 - h. Start the grill properly, using only approved methods. Before lighting a gas grill, open the cover.
 - i. Stay by the grill while it is in use and while it is still hot.
 - j. If Resident smells gas while cooking: Turn off the grill. Move away from the grill. Keep everyone away. Do not move, use, or light the grill until it has been inspected and repaired.
 - k. Use appropriate grilling tools. Choose long-handled heat-resistant cooking tools and heat-resistant mitts.
 - l. Keep people away from the grill, especially children.
 - m. Do not attempt to move a grill that is in use.
 - n. Clean the grill after use, removing food fragments, sauces and marinades, and accumulated fat or grease. All these increase the risk of flare-ups and fires.

7. Resident agrees to use the following special precautions for gas grills (if applicable): Before using the grill:
 - a. Check the hose or tubes for leaks, cracks, brittleness, holes, and kinks. Make sure there are no sharp bends in the hose or tubing. Using a pipe cleaner or wire, clear any blockages caused by dirt, insects, etc.
 - b. Check the connections between the tank, hoses or tubes, and the burner, to ensure that they have been connected properly and completely.
 - c. Check for gas leaks. Before using the gas grill, and especially after attaching the propane tank, apply soapy water to the hose and connections; any leaks will be made evident by the escaping bubbles. Never use a match or lighter to look for a gas leak! If you can smell gas, then there is a gas leak.
 - d. If the grill has a gas leak, do not use it. Contact a qualified technician for repairs before using the grill.
 - e. Test the spark igniter. Every time you activate the igniter, it should make a spark to create a flame and ignite the gas.
 - f. Do not attempt to repair the grill yourself. If the tank valves or connections are leaking, broken, or malfunctioning, do not attempt to repair them; contact a qualified technician or discard the unit.
 - g. Protect the gas tubes and hoses from hot surfaces, grease, and bumps.
 - h. Store propane gas cylinders safely: store them in an upright position; be sure that they are stored away from heat, spark, and flame; and secure them against access, theft, or tampering.
 - i. Do not store gas cylinders inside buildings or garages. If you store your gas grill indoors when it is not in use, disconnect the gas cylinder and leave it outside.
 - j. Do not store filled gas cylinders in a vehicle which might become hot. Heat will raise the pressure inside the tank, increasing the risk of leaks through the relief valve.
 - k. Keep flammable and combustible materials away from the grill and gas tanks.
8. Resident shall be liable to Owner/Agent for all damages or expenses incurred by or in connection with grill, and shall hold Owner/Agent harmless and indemnify Owner/Agent for any and all damages or costs in connection with grill.
9. Resident shall deposit with Owner/Agent an additional security deposit of \$0.00
10. Owner/Agent does not require Resident to carry renter's insurance to cover damages caused by use and/or storage of the grill.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

_____	_____	_____	_____
<i>Date</i>	<<TenantFirstLast>>	<i>Date</i>	<<LeaseeName1>>
_____	_____	_____	_____
<i>Date</i>	<<LeaseeName2>>	<i>Date</i>	<<LeaseeName3>>
_____	_____		
<i>Date</i>	<<LeaseeName4>>		

LEAD WARNING INFORMATION

This document is an Addendum and is part of the Lease Agreement dated <<Today>>.

The Residence was built prior to 1978. Housing built before 1978 may contain lead-based paint. Lead from lead-based 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, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Residents must also receive a federally approved pamphlet on lead poisoning prevention.

We have no knowledge of lead-based paint and/or lead-based paint hazards in the Residence or Property. There are no available reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Residence or Property. Your signature on this Agreement is your acknowledgment that you have been provided a copy of the pamphlet Protect Your Family From Lead In Your Home.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

_____	_____	_____	_____
<i>Date</i>	<<TenantFirstLast>>	<i>Date</i>	<<LeaseeName1>>
_____	_____	_____	_____
<i>Date</i>	<<LeaseeName2>>	<i>Date</i>	<<LeaseeName3>>
_____	_____		
<i>Date</i>	<<LeaseeName4>>		

PEST CONTROL NOTICE:

This document is an Addendum and is part of the Lease Agreement dated <<Today>>.

California law requires that an Landlord of a residential dwelling unit provide each new Resident a copy of the notice provided by a registered pest control company if a contract for periodic pest control service has been executed.

The premises you are renting, or the common areas of the building are not covered by such a contract for regular pest control service

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

_____ <i>Date</i>	_____ <<TenantFirstLast>>	_____ <i>Date</i>	_____ <<LeaseeName1>>
_____ <i>Date</i>	_____ <<LeaseeName2>>	_____ <i>Date</i>	_____ <<LeaseeName3>>
_____ <i>Date</i>	_____ <<LeaseeName4>>		

POLITICAL SIGNS

This document is an Addendum and is part of the Lease Agreement dated <<Today>>.

California law allows residents to post "political signs", subject to certain limitations. A "political sign" is one that relates to any of the following: a) an election or legislative vote, including an election of a candidate to public office. b) The initiative, referendum, or recall process. c) Issues that are before a public commission, public board, or elected local body for a vote. Resident may only post, display or install political signs:

- a. in the window or door of the premises leased by Resident in a multi-family dwelling or in the case of a single-family home, from the yard, window, door, balcony, or outside wall of the premises leased by the Resident that are no more than 6 square feet in size.
- b. without causing any damage to or alteration of the premises such as drilling holes; nailing into outside walls, door frames, windowsills, railings, etc.; or affixing tape or other sticky material in a way that will cause damage to paint or other finishes. Resident is strictly liable for any damages or injury as a result of such installation and for the cost of repairs or repainting that may be reasonably necessary to restore the leased premises to its condition prior to the posting of the political sign(s).
- c. that are not posted or displayed in violation of any local, state, or federal law; or in violation of a lawful provision in a common interest development governing document that satisfies the criteria of California Civil Code Section 1353.6. Resident shall post and remove any political signs in compliance with the time limits set by the ordinance for the jurisdiction where the premises are located. A tenant shall be solely responsible for any violation of a local ordinance
- d. in accordance with the following time limit: If no local ordinance exists or if the local ordinance does not include a time limit for posting and removing political signs on private property, political signs may be posted 90 days prior to the date of the election or vote to which the sign relates and must be removed 15 days following the date of the election or vote.

A breach of this provision by the Resident shall be deemed a material breach of this Agreement and grounds for termination of the Agreement by the Landlord.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

_____	_____	_____	_____
<i>Date</i>	<<TenantFirstLast>>	<i>Date</i>	<<LeaseeName1>>
_____	_____	_____	_____
<i>Date</i>	<<LeaseeName2>>	<i>Date</i>	<<LeaseeName3>>
_____	_____		
<i>Date</i>	<<LeaseeName4>>		

PROPOSITION 65 WARNING NOTICE

This document is an Addendum and is part of the Lease Agreement dated <<Today>>.

Pursuant to California Health & Safety Code 25249.5 and 25249.6, Landlord provides this warning notice to all tenants and adult occupants of the premises.

1. **Chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.**

- a Lead-based Paint WARNING: Paint chips and dust from lead-containing paint on this property can expose you to lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm.
- b Plastic and Vinyl Items – Di(2-ethylhexyl)phthalate WARNING: Plastic and vinyl items, such as flooring, miniblinds, wallpaper, cables and coatings on wires, on this property can expose you to di(2-ethylhexyl)phthalate which is known to the State of California to cause cancer and birth defects or other reproductive harm.
- c Miniblinds containing Lead WARNING: Imported vinyl miniblinds manufactured prior to 1997 on this property can expose you to lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm.
- d Wood, Gas and Other Combustion Sources – Benzene and Carbon Monoxide WARNING: Fireplaces, firepits, grills and barbecues, gas stoves, gas heaters or other “fossil fuel” burning heaters or appliances [attached garages] on this property can expose you to carbon monoxide, which is known to the State of California to cause birth defects or other reproductive harm and to benzene, which is known to the State of California to cause cancer and birth defects or other reproductive harm.
- e Pesticide -Resmethrin WARNING: Pesticides used on this property can expose you to resmethrin, which is known to the State of California to cause cancer and birth defects or other reproductive harm.
- f Swimming Pools/Spa – Chloroform from Chlorine WARNING: Chlorine used as a pool or spa disinfectant on this property can expose you to chloroform, which is known to the State of California to cause cancer and birth defects or other reproductive harm.
- g Secondhand Tobacco Smoke WARNING: Cigarettes and cigars smoked on this property can expose you to tobacco smoke which is known to the State of California to cause cancer and birth defects or other reproductive harm.

Talk to your landlord or the building owner about how and when you could be exposed to these chemicals in your building. For additional information go to: www.P65Warnings.ca.gov/apartments.

2. **Chemicals known to the State of California to Cause Birth Defects or other Reproductive Harm.**

- a Fungicides containing Myclobutanil WARNING: Fungicides used on this property can expose you myclobutanil, which is known to the State of California to cause birth defects or other reproductive harm.
- b Fungicides containing Triforine WARNING: Fungicides used on this property can expose you triforine, which is known to the State of California to cause birth defects or other reproductive harm.

- c Pesticides containing Arsenic Trioxide WARNING: Pesticides used on this property can expose you to arsenic trioxide, which is known to the State of California to cause birth defects or other reproductive harm.

Talk to your landlord or the building owner about how and when you could be exposed to these chemicals in your building. For additional information go to: www.P65Warnings.ca.gov/apartments.

3. **Chemicals known to the State of California to Cause Cancer**

- a Building Materials Building Materials – Formaldehyde WARNING: Building materials containing urea-formaldehyde resins, such as insulation, pressed wood materials, finishes, or adhesives, on this property can expose you to formaldehyde, which is known to the State of California to cause cancer.
- b Ceiling Ceiling Coatings and other Asbestos-Containing Materials WARNING: Asbestos-containing materials, including some ceiling coatings on this property can, if damaged or disturbed, expose you to asbestos, which is known to the State of California to cause cancer.
- c Swimming Pools Swimming Pools - Bromoform from Bromine WARNING: Bromine used as a pool or spa disinfectant on this property can expose you to Bromoform, which is known to the State of California to cause cancer and birth defects or other reproductive harm.
- d Herbicides containing Herbicides containing Glyphosate WARNING: Herbicides used on this property can expose you to Glyphosate, which is known to the State of California to cause cancer and birth defects or other reproductive harm.
- e Marijuana Smoke Marijuana Smoke WARNING: Marijuana cigarettes, joints or bongs used on this property can expose you to marijuana smoke which is known to the State of California to cause cancer. For additional information go to www.P65Warnings.ca.gov/apartmentThe undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

Talk to your landlord or the building owner about how and when you could be exposed to these chemicals in your building. For additional information go to: www.P65Warnings.ca.gov/apartments.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

<i>Date</i>	<<TenantFirstLast>>	<i>Date</i>	<<LeaseeName1>>
<i>Date</i>	<<LeaseeName2>>	<i>Date</i>	<<LeaseeName3>>
<i>Date</i>	<<LeaseeName4>>		

SATELLITE DISHES

This document is an Addendum and is part of the Lease Agreement dated <<Today>>.

Resident agrees to comply with all of the following restrictions with respect to any satellite dish installed at the premises:

1. Size: A satellite dish may not exceed 39 inches (1 meter) in diameter. An antenna or dish may receive but not transmit signals;
2. Location: A satellite dish or antenna may only be located (1) inside Resident's dwelling, or (2) in an area outside Resident's dwelling such as Resident's balcony, patio, yard, etc., of which Resident has exclusive use under the lease. Installation is not permitted on any parking area, roof, exterior wall, window, fence or common area, or in an area that other Residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to Resident for Resident's exclusive use. Allowable locations may not provide optimum signal. Landlord is not required to provide alternate locations if allowable locations are not suitable;
3. Safety and Non-Interference: Satellite dish/antenna installation: (1) must comply with reasonable safety standards; (2) may not interfere with Landlord's cable, telephone or electrical systems or those of neighboring properties. It may not be connected to Landlord's telecommunication systems and may not be connected to Landlord's electrical system except by plugging into a 110-volt duplex receptacle;
4. Outside Installation: If a satellite dish or antenna is placed in a permitted area outside the dwelling unit, it must be safely secured by one of three methods: (1) securely attaching to a portable, heavy object; (2) clamping it to a part of the building's exterior that lies within Resident's leased premises (such as a balcony or patio railing) or (3) any other method approved by Landlord. No other methods are allowed. Landlord may require that Resident block a satellite dish or antenna with plants, etc., so long as it does not impair Resident's reception.
5. Signal Transmission from Outside Installation: If a satellite dish or antenna is installed outside the dwelling unit, signals may be transmitted to the interior of Resident's dwelling only by: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); or (3) any other method approved by Landlord;
6. Installation and Workmanship: For safety purposes, Resident must obtain Landlord's approval of (1) the strength and type of materials to be used for installation and (2) the person or company who will perform the installation. Installation must be done by a qualified person or a company that has workers' compensation insurance and adequate public liability insurance. Landlord's approval will not be unreasonably withheld. Resident must obtain any permits required by local ordinances for the installation and must comply with any applicable local ordinances and state laws. Resident may not damage or alter the leased premises and may not drill holes through outside walls, door jams, window sills, etc., to install a satellite dish, antenna, and related equipment;
7. Maintenance: Resident will have the sole responsibility for maintaining a satellite dish or antenna and all related equipment. Landlord may temporarily remove any satellite dish or antenna if necessary, to make repairs to the building;

8. Removal and Damages: Any satellite dish, antenna, and all related equipment must be removed by the Resident when Resident moves out of the dwelling. Resident must pay for any damages and for the cost of repairs or repainting that may be reasonably necessary to restore the leased premises to its condition prior to the installation of a satellite dish or antenna and related equipment;
9. When Resident may begin Installation: Resident may start installation of a satellite dish or antenna only after Resident has: provided Landlord with written evidence of the liability insurance required by this Agreement, if applicable and received Landlord's written approval of the installation materials and the person or company who will do the installation.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

<i>Date</i>	<i><<TenantFirstLast>></i>	<i>Date</i>	<i><<LeaseeName1>></i>
<i>Date</i>	<i><<LeaseeName2>></i>	<i>Date</i>	<i><<LeaseeName3>></i>
<i>Date</i>	<i><<LeaseeName4>></i>		

SPARE THE AIR ALERTS

This document is an Addendum and is part of the Lease Agreement dated <<Today>>.

Many Air Districts have enacted "Spare the Air" programs, which prohibit certain activities, which may include burning wood, pellets, or manufactured fire logs when a "Spare the Air" Alert is issued. A map of California Air Districts, with links to local information is available at:

<http://www.arb.ca.gov/capcoa/dismap.htm>. Resident agrees that Landlord may provide Resident's name and address to the regional Air District for the purpose of notifications and enforcement of the Spare the Air program. Nothing herein is deemed to be authorization of or consent by Landlord to burn anything that is not authorized by this Agreement. Resident shall

1. obtain information about the restrictions specific to the District in which the premises are located.
2. ensure that Resident is aware of "Spare the Air" days
3. comply with all "Spare the Air" restrictions. (d) be responsible for any "Spare the Air" fines or other costs occasioned by "Spare the Air" violations on the premises while the Resident is in possession whether levied against Landlord or the Resident

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

Date

<<TenantFirstLast>>

Date

<<LeaseeName1>>

Date

<<LeaseeName2>>

Date

<<LeaseeName3>>

Date

<<LeaseeName4>>

WATER CONSERVATION

This document is an Addendum and is part of the Lease Agreement dated <<Today>>.

The State Water Resources Control Board prohibits all Californians from: washing down driveways and sidewalks; watering of outdoor landscapes that cause excess runoff; using a hose to wash a motor vehicle, unless the hose is fitted with a shut-off nozzle; and using potable water in a fountain or decorative water feature, unless the water is recirculated. Many local water boards also have restrictions. Local information is available at: <http://droughtresponse.acwa.com/agencies>. Landlord may provide Resident's name and address to the local water agency for the purpose of notifications and enforcement of water use restrictions. Nothing herein is deemed to be authorization of or consent by Landlord to water usage not otherwise authorized by this Agreement. Resident shall ensure that he/she is aware of and complies with local and state water use restrictions and promptly pay any fines or other costs occasioned by water usage violations that attributed to Resident's tenancy or the conduct of Resident, Resident's guests or others at the premises actions, including any fines or costs levied against the Landlord.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

Date

<<TenantFirstLast>>

Date

<<LeaseeName1>>

Date

<<LeaseeName2>>

Date

<<LeaseeName3>>

Date

<<LeaseeName4>>

GERALDINE UTILITY ADDENDUM

UTILITIES: Utilities include water, gas, electricity, sewer, telephone, trash disposal and cable/broadband services supplied to the Premises, together with any taxes thereon. To the extent any such services are provided, they will be apportioned as follows.

UTILITIES: INDIVIDUAL UNIT: Resident shall pay for all utilities provided directly, used exclusively in resident's unit and provided directly to resident by utility. Resident shall have the following utilities connected at all times during the tenancy (as applicable): **Gas and Electric**. Disconnection of utilities due to non-payment is a material violation of this Agreement. Resident shall not use common area utilities (such as water or electricity) for the Resident's personal use, without prior written permission from the Owner/Agent.

Common Area Utilities:

Resident will be charged for his/her proportionate share of common area utilities – **water, trash & sewer**. Landlord and Resident agree that it is impractical or extremely difficult to determine the exact amount of the utilities consumed by Resident (and/or in the common areas), but that the methods used by Landlord's utility billing service are reasonably accurate estimates. Resident acknowledges that under the billing method used, Resident may be paying for water and sewer usage in the common areas or in other residential units. Resident further acknowledges and understands that the amount of the monthly bill will fluctuate, depending on actual usage and actual billings from the public utilities.

1. Resident shall pay for hot water energy, water and sewer service based on an allocation formula, not actual meter reads. Determining the exact amount of the utilities consumed by each Resident is impossible or extremely difficult, but the methods used below are reasonably accurate estimates. Resident may be paying for utilities in the common areas or in other residential units.
2. Landlord uses the services of Yes Energy Management ("Utility Billing Company") to calculate the amount each unit is billed to reimburse Landlord for its approximate share of the utilities. The amount owed by each unit is charged to Resident's account and is due and payable on the 1st of each month along with rent. Landlord pays the \$3.75/unit administrative fee for the service. The Utility Billing Company calculates how much each unit is billed for its approximate share using the below method:
3. Landlord pays the full amount owed for all utilities.
4. Resident represents that all occupants that will reside in Resident's unit are identified in this Agreement. Resident agrees to immediately notify Landlord of any change in the number of occupants.

5. **UTILITY CALCULATIONS:**

- a. **WATER:** Water service is provided by Mid-Peninsula Water District <https://www.midpeninsulawater.org> (650) 591-8941. The sole water meter for the property measures water usage in Centum Cubic Feet (one CCF is 748 gallons). Water charges include, a service charge, a per CCF charge and several miscellaneous charges. Tenants shall reimburse Landlord **90%** of the bill according to the below calculations:
 - i. **PER UNIT** half the amount owed by tenants is divided equally among all units in the property.
 - ii. **PER PERSON** the remaining half of the amount owed is divided equally by the number of authorized occupants residing in all units in the Property as of the first day of the month.

- b. **SEWER:** The sewer system is overseen by the City of Belmont. As part of the annual property tax bill, property owners pay a sewer service charge. This charge funds the sanitary sewer collection system running beneath the city, as well as the wastewater treatment plant that processes everything that goes down the drain. Sewer charges include a *Usage Based Fee* and a *Per Dwelling Fee*. Tenants shall reimburse landlord **100%** of the bill according to the below calculation:
 - i. **PER UNIT** half the amount owed by tenants is divided equally among all units in the property.
 - ii. **PER PERSON** the remaining half of the amount owed is divided equally by the number of authorized occupants residing in all units in the Property as of the first day of the month.

- c. **GARBAGE/RECYCLING:** Garbage and recycling pick-up are provided by Recology San Mateo www.recology.com. Tenants shall reimburse landlord **100%** of the bill according to the below calculations.
 - i. **PER PERSON** the amount owed is divided equally by the number of authorized occupants residing in all units in the Property as of the first day of the month.

- d. **GAS:** Gas service is provided by PG&E www.pge.com. Tenants do not reimburse landlord for the cost of any common area gas service.

- e. **ELECTRICITY:** Electricity is provided by PG&E www.pge.com. Tenants do not reimburse landlord for the cost of any common area electrical service.

- f. **CABLE/INTERNET:** Cable service in the area is provided by Comcast and ATT. In-unit cable/internet service is optional. Resident to contact providers directly if service desired.