

RESIDENTIAL LEASE-RENTAL AGREEMENT AND DEPOSIT RECEIPT

THIS FORM FOR USE
IN CALIFORNIA ONLY

Real Estate Forms
Since 1966



AGENCY RELATIONSHIP CONFIRMATION. The following agency relationship is hereby confirmed for this transaction and supersedes any prior agency election (If no agency relationship insert "NONE"):

LISTING AGENT: _____ is the agent of (check one):
(Print Firm Name)

the Owner exclusively; or both the Tenant and the Owner.

LEASING AGENT: _____ (if not the same as the Listing Agent) is the agent of (check one):
(Print Firm Name)

the Tenant exclusively; or the Owner exclusively; or both the Tenant and the Owner.

Note: This confirmation DOES NOT take the place of the AGENCY DISCLOSURE form required by law if the term exceeds one year.

RECEIVED FROM _____, hereinafter referred to as Tenant, the sum of \$ _____ (_____ dollars), evidenced by _____, as a deposit. Upon acceptance of this Agreement, the Owner of the premises, will apply the deposit as follows:

	TOTAL	RECEIVED	BALANCE DUE PRIOR TO OCCUPANCY
Rent for the period from _____ to _____ .	\$ _____	\$ _____	\$ _____
Security deposit (not applicable toward last month's rent)	\$ _____	\$ _____	\$ _____
Other _____	\$ _____	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____	\$ _____

In the event this Agreement is not accepted by the Owner, **within _____ days**, the total deposit received will be refunded.

Tenant offers to rent from the Owner the premises situated in the City of _____, County of _____, California, commonly known as _____, upon the following **terms and conditions**:

1. TERM. The term will commence on _____, and continue (**check one of the two following alternatives**):

LEASE until _____, for a total rent of \$ _____ (_____ dollars).

RENTAL on a month-to-month basis, until either party terminates this Agreement by giving the other party written notice as required by law.

2. RENT. Rent will be \$ _____, per month, payable in advance by personal check, cashier's check, cash or money order, on the _____ day of each calendar month to Owner or his or her authorized agent, by mail or personal delivery to the following address:

_____ or at such other place as may be designated by Owner in writing from time to time. Payment by personal delivery may be made (check one): Monday through Friday, 9:00 a.m. to 5:00 p.m., or at the following times: _____

_____. In the event rent is not received by Owner in full **within _____ days** after due date, Tenant agrees that it would be impracticable or extremely difficult to fix the actual damages to Owner caused by that failure, and Tenant agrees to pay a **late charge** of \$ _____. Tenant further agrees to pay \$ 25.00 for each dishonored bank check. All late fees and returned check fees will be considered additional rent. The late charge period is not a grace period, and Owner is entitled to make written demand for any rent if not paid when due and to collect interest thereon. Any unpaid balance including late charges, will bear interest at 10% per annum, or the maximum rate allowed by law, whichever is less.

3. MULTIPLE OCCUPANCY. It is expressly understood that this Agreement is between the Owner and each signatory jointly and severally. Each signatory will be responsible for timely payment of rent and performance of all other provisions of this Agreement.

4. UTILITIES. Tenant will be responsible for the payment of all utilities and services, except: _____, which will be paid by Owner.

5. USE. The premises will be used exclusively as a residence for no more than _____ persons. Guests staying more than a total of _____ days in a calendar year without written consent of Owner will constitute a violation of this Agreement. Tenant shall park operable automobiles in assigned spaces only. Trailers, boats, campers, and inoperable vehicles are not allowed without the written consent of Owner. Tenant may not repair motor vehicles on the leased premises.

6. ANIMALS. No animals will be brought on the premises without the prior consent of the Owner; except _____.

7. RULES AND REGULATIONS. In the event that the premises is a portion of a building containing more than one unit, or is located in a common interest development, Tenant agrees to abide by all applicable rules, whether adopted before or after the date of this Agreement, including rules with respect to noise, odors, disposal of refuse, animals, parking, and use of common areas. Tenant will pay any penalties, including attorney fees, imposed by homeowners' association for violations by tenant or tenant's guests.

Tenant [_____] [_____] [_____] [_____] has read this page.

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Property Address _____

- 8. ORDINANCES AND STATUTES.** Tenant will comply with all statutes, ordinances, and requirements of all municipal, state and federal authorities now in force, or which may later be in force, regarding the use of the premises. Tenant will not use the premises for any unlawful purpose including, but not limited to, using, storing or selling prohibited drugs. If the premises are located in a rent control area per Paragraph 27, the Tenant should contact the Rent and Arbitration Board for his or her legal rights.
- 9. ASSIGNMENT AND SUBLETTING.** Tenant will not assign this Agreement or sublet any portion of the premises, including listing the premises on any "hosting platform" marketplace for short-term and/or vacation rentals, without the prior written consent of the Owner.
- 10. MAINTENANCE, REPAIRS, OR ALTERATIONS.** Tenant acknowledges that, unless the Owner is notified immediately upon occupancy, the premises, including the furniture, furnishings and appliances, including all electrical, gas and plumbing fixtures, are in good working order and repair. Tenant will keep the premises in a clean and sanitary condition, and will immediately notify Owner of any damage to the premises or its contents, or any inoperable equipment, **smoke detectors, carbon monoxide detectors**, or appliances. Tenant will surrender the premises, at termination, in as good condition as received, normal wear and tear excepted. Tenant will be responsible for any damage, repairs or replacements, caused by Tenant's negligence and that of the tenant's family, invitees, and guests, except ordinary wear and tear. **Verification of the working order (using the "test" button) of both the smoke detector(s) and carbon monoxide detector(s) is the responsibility of the Tenant.** Tenant will not commit any waste upon the premises, or any nuisance or act which may disturb the quiet enjoyment of any neighbors. Tenant will not paint, paper or otherwise redecorate or make alterations to the premises without the prior written consent of the Owner. Tenant will irrigate and maintain any surrounding grounds, including lawns and shrubbery, if they are for the Tenant's exclusive use. **It is understood that Owner's insurance does not cover Tenant's personal property. Tenant is strongly advised to obtain a Renter's Insurance Policy with their choice of benefits and coverage.**
- 11. INVENTORY.** Any furnishings and/or equipment to be furnished by Owner will be listed in a special inventory. The inventory will be signed by both Tenant and Owner concurrently with this Lease. Tenant will keep the furnishings and equipment in good condition and repair, and will be responsible for any damage to them other than normal wear and tear. Tenant acknowledges receipt of _____ sets of keys, _____ garage door openers, other: _____
- 12. DAMAGES TO PREMISES.** If the premises are damaged by fire, earthquake or other casualty which renders the premises totally or partially uninhabitable, either party will have the right to terminate this Agreement as of the date on which the damage occurs. Written notice of termination will be given to the other party **within fifteen (15) days after occurrence** of such damage. Should such damage or destruction occur as the result of the negligence of Tenant, or his or her invitees, then only the Owner will have the right to terminate. Should this right be exercised by either Owner or Tenant, rent for the current month will be prorated between the parties as of the date the damage occurred. Any prepaid rent and unused security deposit will be refunded to Tenant. If this Agreement is not terminated, Owner will promptly repair the premises and there will be a proportionate reduction of rent until the premises are repaired and ready for Tenant's occupancy. The proportionate reduction will be based on the extent which repairs interfere with Tenant's reasonable use of the premises.
- 13. ENTRY AND INSPECTION.** Owner and owners agents will have the right to enter the premises: (a) in case of emergency; (b) to make necessary or agreed repairs, decorations, alterations, improvements, supply necessary or agreed services, inspect the condition of the property, show the premises to prospective or actual purchasers, lenders, tenants, workers, or contractors; (c) when tenant has abandoned or surrendered the premises. Except under (a) and (c), entry may be made only during normal business hours, and with at least 24 hours prior written notice to Tenant including the date, approximate time, and purpose of entry.
If the purpose of the entry is to exhibit the dwelling unit to prospective or actual purchasers, the notice may be given orally, in person or by telephone, if the owner or his or her agent has notified the tenant in writing within 120 days of the oral notice that the property is for sale. At the time of entry, the Owner or agent shall leave written evidence of the entry inside the unit.
- 14. INDEMNIFICATION.** Owner will not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the premises, or in common areas, unless such damage is the legal result of the negligence or willful misconduct of Owner, his or her agents, or employees. Tenant agrees to hold Owner harmless from any claims for damages, no matter how caused, except for injury or damages caused by negligence or willful misconduct of Owner, his or her agents or employees.
- 15. PHYSICAL POSSESSION.** If Owner is unable to deliver possession of the premises at the commencement date set forth above, Owner will not be liable for any damage caused, nor will this Agreement be void or voidable, but Tenant will not be liable for any rent until possession is delivered. Tenant may terminate this Agreement if possession is not delivered **within _____ days** of the commencement of the term in Item 1.
- 16. DEFAULT.** If Tenant fails to pay rent when due, or perform any provision of this Agreement, after not less than **three (3) days written notice** of such default given in the manner required by law, the Owner, at his or her option, may terminate all rights of Tenant, unless Tenant, within said time, cures such default. If Tenant abandons or vacates the property while in default of the payment of rent, Owner may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law. In the event the Owner reasonably believes that such abandoned property has no value, it may be discarded. All property on the premises will be subject to a lien for the benefit of Owner securing the payment of all sums due, to the maximum extent allowed by law. In the event of a default by Tenant, Owner may elect to: (a) continue the lease in effect and enforce all his rights and remedies, including the right to recover the rent as it becomes due, provided that Owner's consent to assignment or subletting by the Tenant will not be unreasonably withheld; or (b) at any time, terminate all of Tenant's rights and recover from Tenant all damages he or she may incur by reason of the breach of the lease, including the cost of recovering the premises, and including the worth at the time of such termination, or at the time of an award if suit be instituted to enforce this provision, of the amount by which the unpaid rent for the balance of the term exceeds the amount of such rental loss which the Tenant proves could be reasonably avoided.

Tenant [_____] [_____] [_____] [_____] has read this page.

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- 17. SECURITY.** The security deposit will secure the performance of Tenant's obligations. Owner may, but will not be obligated to, apply all portions of said deposit on account of Tenant's obligations. Any balance remaining will be returned to Tenant, together with an accounting of any disbursements, **21 calendar days** after the Tenant has vacated the premises, or earlier if required by law. Tenant will not have the right to apply the security deposit in payment of the last month's rent. No interest will be paid to Tenant on account of the security deposit, unless required by local ordinance.
- 18. WAIVER.** Failure of Owner to enforce any provision of this Agreement will not be deemed a waiver. The acceptance of rent by Owner will not waive his or her right to enforce any provision of this Agreement.
- 19. NOTICES.** Unless otherwise provided, any notice which either party may give or is required to give, must be in writing, may be given personally or by mailing the same, postage prepaid, to Tenant at the premises or to Owner or Owner's authorized agent at the address shown in the signature block or at such other places as may be designated by the parties from time to time. Notice will be deemed effective three (3) days after mailing, or on personal delivery, or when receipt is acknowledged in writing.
- 20. HOLDING OVER.** Any holding over after expiration of this Agreement will be (check one):
 - with the consent of Owner, a month-to-month tenancy at a monthly rent equal to the rent for the month immediately preceding the expiration date, or such other amount as agreed upon by Owner and Tenant. The monthly rent shall be payable in advance and the occupancy subject to all of the other terms and conditions set forth in this Agreement, until either party terminates the tenancy by giving the other party **thirty (30) days (or longer if required by law) written notice**; or
 - the property is subject to a local rent control ordinance and the holding over will be a month-to-month tenancy with the rent and termination provisions as mandated by the ordinance.
- 21. TIME.** Time is of the essence of this Agreement.
- 22. ATTORNEY'S FEES.** In any action or proceeding involving a dispute between Tenant and Owner arising out of the execution of this Agreement, whether for tort or for breach of contract, and whether or not brought to trial or final judgment, the prevailing party will be entitled to receive from the other party reasonable attorney's fees, expert's fees, and costs to be determined by the court or arbitrator(s), not to exceed _____ (\$_____).
- 23. SUBROGATION.** To the maximum extent permitted by insurance policies which may be owned by the parties, Lessor and Lessee waive any and all rights of subrogation against each other which might otherwise exist.
- 24. FAIR HOUSING.** Owner and Tenant understand that the state and federal housing laws prohibit discrimination in the sale, rental, appraisal, financing or advertising of housing on the basis of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, age, mental or physical disability, immigration or citizenship status. In addition, California Civil Code §1940.3 prohibits a landlord from making any inquiry regarding the immigration or citizenship status of any tenant or prospective tenant.
- 25. SMOKING RESTRICTIONS.** Check box: Landlord does allow smoking, as follows: in the unit and/or on the premises, including exterior and common areas. Landlord does NOT allow smoking in the unit but does allow smoking in exterior areas, but not including common areas. This applies to tobacco and all other substances. If smoking is further regulated by local laws, tenant agrees to comply. Tenant will inform guests of any smoking restrictions to insure their cooperation.

26. ADDITIONAL TERMS AND CONDITIONS.

- 27. RENT CONTROLS.** This unit is subject to **local** rent control and/or mandatory mediation by _____
 - This unit is subject to the CA **Tenant Protection Act of 2019** (AB 1482) per the **required** Rent Control Property Disclosure, **attached**.
 - This unit is exempt from the CA **Tenant Protection Act of 2019** (AB 1482) per the **required** Rent Control Exempt Property Disclosure, **attached**.
- 28. ENTIRE AGREEMENT.** The foregoing constitutes the entire agreement between the parties and may be modified only in writing signed by all parties. This Agreement and any modifications, including any photocopy or facsimile, may be signed in one or more counterparts, each of which will be deemed an original and all of which taken together will constitute one and the same instrument. The following addenda, if checked, have been made a part of this Agreement before the parties' execution:
 - Addendum _____: Lead-Based Paint Disclosure (Required by Law for Rental Property Built Prior to 1978)
 - Addendum _____: Regarding Mold Contamination and Agreement to Maintain Premises
 - Addendum _____: Landlord's Smoke Detector, Carbon Monoxide Detector, and Water Heater Certification (PP Form 110.82 CAL)
 - Addendum _____: Bedbug Protocol to Prevent Bedbug Infestation (Required by CA law)
 - Addendum _____: CA Flood Hazard (Required in CA)
 - Addendum _____: Drug Free Property Agreement
 - Addendum _____: Rent Control Property Disclosure OR Rent Control Exempt Property Disclosure (per Paragraph 27 above)
 - Addendum _____: _____
 - Addendum _____: _____
- 29. OWNER RIGHT TO MOVE IN.** Owner reserves the right to terminate this lease if the Owner, or their spouse, domestic partner, children, grandchildren, parents, or grandparents unilaterally decides to occupy the real property. As provided in the **Tenant Protection Act of 2019** (AB 1482) this intent to occupy provision shall constitute no fault just cause for eviction.

Tenant [_____] [_____] [_____] [_____] has read this page.

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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 <http://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.

Tenant _____
(Signature)

(Please Print Name)

Date _____ Telephone _____

Address _____

Email _____

Tenant _____
(Signature)

(Please Print Name)

Date _____ Telephone _____

Address _____

Email _____

Tenant _____
(Signature)

(Please Print Name)

Date _____ Telephone _____

Address _____

Email _____

Tenant _____
(Signature)

(Please Print Name)

Date _____ Telephone _____

Address _____

Email _____

The undersigned Owner accepts the foregoing offer and agrees to lease the premises on the terms and conditions set forth above.

Owner _____
(Signature of Owner or Authorized Agent)

(Please Print Name)

Date _____

Telephone _____ Fax _____

Address _____

Email _____

Owner _____
(Signature of Owner or Authorized Agent)

(Please Print Name)

Date _____

Telephone _____ Fax _____

Address _____

Email _____

Receipt for deposit acknowledged by _____ Date _____

Tenant acknowledges receipt of a copy of the accepted lease on (date) _____

[] [] [] []
initials

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