

# CALIFORNIA RESIDENTIAL LEASE AGREEMENT

THIS LEASE AGREEMENT hereinafter known as the "Lease" is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Landlord known as \_\_\_\_\_ with a mailing address \_\_\_\_\_

\_\_\_\_\_ in the City of \_\_\_\_\_, State of California hereinafter known as the "Landlord" and the Tenant(s) known as \_\_\_\_\_,

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, hereinafter known as the "Tenant(s)" for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

**PROPERTY.** Landlord owns property and improvements located at \_\_\_\_\_

\_\_\_\_\_, City of \_\_\_\_\_, State of California (hereinafter referred to as the "Property"). Landlord desires to lease the Property to Tenant upon the terms and conditions contained herein. Tenant desires to lease the Property from Landlord upon the terms and conditions contained herein.

**LEASE TERM.** This Lease shall commence on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and end on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at 11:59 PM local time (hereinafter referred to as the "Term"). Upon the end of the Term, Tenant shall be required to vacate the Property unless one of the following circumstances occur:

- A. Landlord and Tenant formally extend this Lease in writing or create and execute a new, written and signed Lease; Or
- B. Landlord willingly accepts new Rent from Tenant, which does not constitute past due Rent. In the event that Landlord accepts new rent from Tenant after the termination date, a month-to-month tenancy shall be created. If at any time either party desires to terminate the month-to-month tenancy, such party may do so by providing to the other party written notice of intention to terminate at least \_\_\_\_ days prior to the desired date or the minimum time period required by the State, whichever is less. Notices to terminate may be given on any calendar day, irrespective of the commencement date. Rent shall continue at the rate specified in this Lease, or as allowed by law. All other terms and conditions as outlined in this Lease shall remain in full force and effect.

**RENT.** Tenant shall pay to Landlord the sum of \$\_\_\_\_\_ per month (hereinafter referred to as "Rent") for the Term of the Lease. The due date for Rent payment shall be the \_\_\_\_ day of each calendar month and shall be considered an advance

payment for that month (hereinafter referred to as the "Due Date"). Weekends and holidays do not delay or excuse Tenant's obligation to pay Rent on time.

- A. **Late Rent.** If Rent is not paid within \_\_\_\_ days of the Due Date, the Rent shall be considered past due and a late fee of  \$\_\_\_\_\_ or  \_\_\_\_ % of the Rent past due shall be applied for every  day Rent is late  occurrence Rent is late.
- B. **Returned Checks.** In the event that any payment by Tenant is returned for insufficient funds ("NSF") or if Tenant stops payment, Tenant will pay \$\_\_\_\_\_ to Landlord for each such check, plus late Rent penalties, as described above, until Landlord has received payment.
- C. **Order in which Funds are Applied.** The landlord will apply all funds received from Tenant first to any non-rent obligations of Tenant, including late charges, returned check charges, charge-backs for repairs, brokerage fees, and periodic utilities, then to Rent, regardless of any notations on a check.
- D. **Rent Increases.** There will be no rent increases through the Term of the Lease. If this Lease is renewed automatically on a month-to-month basis, Landlord may increase the rent during the renewal period by providing written notice to Tenant that becomes effective the month following the \_\_\_\_ day after the notice is provided.

**SECURITY DEPOSIT.** Upon execution of this Lease, Tenant shall deposit with Landlord the sum of \$\_\_\_\_\_ (hereinafter referred to as the "Security Deposit") receipt of which is hereby acknowledged by Landlord, as security for any damage caused to the Property during the term hereof. The landlord may place the Security Deposit in an interest-bearing account and any interest earned will be paid to Landlord.

- A. **Refunds.** Upon termination of the tenancy, all funds held by the landlord as a Security Deposit may be applied to the payment of accrued rent and the number of damages that the landlord has suffered by reason of the tenant's noncompliance with the terms of this Lease or with any and all laws, ordinances, rules, and orders of any and all governmental authorities affecting the cleanliness, use, occupancy, and preservation of the Property.
- B. **Deductions.** The landlord may deduct reasonable charges from the Security Deposit for unpaid rent; late charges; costs of reletting, if Tenant is in default; unpaid utilities; replacing unreturned keys, garage door openers, or other devices; costs of cleaning and repairing the Property and its contents for which tenant is responsible; pet violations; removal of unauthorized locks or fixtures; removing abandoned or illegally parked vehicles; attorney fees and costs of court incurred in any proceeding against Tenant. If deductions exceed the Security Deposit, Tenant will pay Landlord the excess amount within ten (10) days after Landlord makes written demand. The Security Deposit will be

applied first to any non-rent items, including late charges, returned check charges, repairs, brokerage fees, and periodic utilities, then to any unpaid rent.

- C. **Return.** The Landlord shall return the Security Deposit to the Tenant within the requirements within the State or sixty (60) days from the end of the Term, whichever is less.

**USE OF PROPERTY.** The Property shall be used and occupied solely by Tenant and Tenant's immediate family, consisting of only the following named person(s):

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and to be used exclusively as a private single-family dwelling, and no part of the Property shall be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single-family dwelling. Tenant shall not allow any other person, other than Tenant's immediate family or transient relatives and friends who are guests of Tenant, to use or occupy the Property without first obtaining Landlord's written consent to such use. Tenant shall comply with any and all laws, ordinances, rules, and orders of any and all governmental authorities affecting the cleanliness, use, occupancy, and preservation of the Property.

**CONDITION.** Tenant stipulates, represents, and warrants that Tenant has examined the Property and that they are at the time of this Lease in good order, repair, and in a safe, clean, and tenantable condition.

**ASSIGNMENT.** Under this Lease:

**Subletting Not Allowed.** Tenant shall not assign this Lease or sublet or grant any license to use the Property or any part thereof without the prior written consent of the Landlord. A consent by Landlord to one such assignment, sub-letting, or license shall not be deemed to be a consent to any subsequent assignment, sub-letting, or license. An assignment, sub-letting, or license without the prior written consent of Landlord or an assignment or subletting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Lease.

**Subletting Allowed.** Tenant shall have the right to sublet and grant a license to other individuals to use the Property or any part thereof without the prior written consent of the Landlord. In the event the Tenant shall sublet the Property, notice shall be given to the Landlord within \_\_\_\_ days of the SubTenant(s) name and address. In the event the SubTenant(s) violates any portion of this Lease, all liability shall be held against the Tenant.

**RIGHT OF ENTRY.** The Landlord shall have the right to enter the Property during normal working hours by providing at least \_\_\_\_ hours notice in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The Landlord may exhibit the Property to prospective purchasers, mortgagees, or lessees upon reasonable notice.

**ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alterations to the building or improvements on the Property or construct any building or make any other improvements on the Property without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed, or placed on the Property by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the property at the expiration or earlier termination of this Lease.

**NON-DELIVERY OF POSSESSION.** In the event, the Landlord cannot deliver possession of the Property to Tenant upon the commencement of the Lease term, through no fault of Landlord, then Landlord shall have no liability, but the rental herein provided shall abate until possession is given. Landlord shall have \_\_\_\_ days in which to give possession and, if possession is tendered within such time, Tenant agrees to accept the demised Property and pay the rental herein provided from that date. In the event, possession cannot be delivered within such time, through no fault of Landlord, then this Lease and all rights hereunder shall terminate.

**HAZARDOUS MATERIALS.** Tenant shall not keep on the Property any item of a dangerous, flammable or explosive nature that might unreasonably increase the danger of fire or explosion on the Property or that might be considered hazardous or extra hazardous by any responsible insurance company.

**UTILITIES.** The Landlord shall provide the following utilities and services to the Tenant(s): \_\_\_\_\_. Any other utilities or services not mentioned will be the responsibility of the Tenant(s).

**MAINTENANCE, REPAIR, AND RULES.** The tenant will, at its sole expense, keep and maintain the Property and appurtenances in a good and sanitary condition and repair during the term of this Lease and any renewal thereof. The Tenant shall:

- A. Not obstruct the driveways, sidewalks, entryways, stairs and/or halls, which shall be used for the purposes of entering and exiting
- B. Keep all windows, glass, window coverings, doors, locks, and hardware in good, clean order and repair
- C. Not obstruct or cover the windows or doors
- D. Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony

- E. Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord
- F. Keep all air conditioning filters clean
- G. Keep all bathrooms, sinks, toilets, and all other water and plumbing apparatus in good order and repair
- H. Tenant's and guests shall at all times maintain order in the Property and at all places on the Property, and shall not make or permit any loud or improper noises, or otherwise, disturb other residents
- I. Deposit all trash in the locations provided
- J. Abide by and be bound by any and all rules and regulations affecting the Property or the common area by the Condominium or Homeowners' Association having control over them

**PETS.** Under this Lease:

**Pets Allowed.** The Tenant shall be allowed to have \_\_\_\_ pet(s) on the Property consisting of  Dogs  Cats  Fish  Other \_\_\_\_\_ not weighing more than \_\_\_\_  pounds. The Landlord shall administer a fee of \$\_\_\_\_\_ per pet on the Property. Landlord shall be held harmless in the event any of the Tenant's pets cause harm, injury, death, or sickness to another individual or animal. Tenant is responsible and liable for any damage or required cleaning to the Property caused by any authorized or unauthorized animal and for all costs Landlord may incur in removing or causing any animal to be removed.

**Pets Not Allowed.** There shall be no animals permitted on the Property or in any common areas UNLESS said pet is legally allowed under the law in regard to assistance with a disability. Pets shall include, but not be limited to, any mammal, reptile, bird, fish, rodents, or insects on the Property.

**QUIET ENJOYMENT.** Upon payment of all sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, Tenant shall and may peacefully and quietly have, hold, and enjoy said Property for the term hereof.

**INDEMNIFICATION.** Landlord shall not be liable for any injury to the tenant, tenant's family, guests, or employees or to any person entering the Property and shall not be liable for any damage to the building in which the Property is located or to goods or equipment, or to the structure or equipment of the structure in which the Property is located, and Tenant hereby agrees to indemnify, defend, and hold Landlord harmless from any and all claims or assertions of every kind and nature.

**DEFAULT.** If Landlord breaches this Lease, Tenant may seek any relief provided by law. If Tenant fails to comply with any of the material provisions of this Lease, other than the covenant to pay rent or of any present rules and regulations, or any that

may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, Landlord may terminate this Lease \_\_\_\_ days after delivery of written notice by Landlord specifying the noncompliance and indicating the intention of Landlord to terminate the Lease by reason thereof. If Tenant fails to pay rent when due and the default continues for \_\_\_\_ days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this Lease.

**SEX OFFENDER REGISTRY. 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](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 the offender resides.

**ABANDONMENT.** If at any time during the Term of this Lease Tenant abandons the Property or any part thereof, Landlord may, at Landlord's option, obtain possession of the Property in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatsoever. The landlord may, at Landlord's discretion, as agent for Tenant, relet the Property, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If the Landlord's right of reentry is exercised following the abandonment of the Property by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Property to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.

**ATTORNEYS' FEES.** Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Property, Tenant agrees to pay all expenses so incurred, including reasonable attorneys' fee.

**COMPLIANCE WITH LAW.** The Tenant(s) agrees that during the term of the Lease, to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions, and officials

thereof with respect to the Property, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant(s), the Landlord, or both.

**SEVERABILITY.** If any provision of this Lease or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Lease or the application of the provision to other persons, entities, or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

**BINDING EFFECT.** The covenants, obligations, and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

**MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Lease shall not be modified, changed, altered, or amended in any way except through a written amendment signed by all of the parties hereto.

**NOTICE.** Any notice required or permitted under this Lease or under state law shall be delivered to Tenant at the Property address, and to Landlord at the following address:\_\_\_\_\_.

**PARKING.** The Landlord:

- Shall provide \_\_\_ parking space(s) to the Tenant(s) for a fee of \$\_\_\_ to be paid  at the execution of this Lease  on a monthly basis in addition to the rent. The parking space(s) are described as: \_\_\_\_\_.
- Shall not provide parking.

**EARLY TERMINATION.** The Tenant(s):

- Shall have the right to terminate this Lease at any time by providing at least \_\_\_ days' written notice to the Landlord along with an early termination fee of \$\_\_\_. During the notice period for termination, the Tenant(s) will remain responsible for the payment of rent.
- Shall not have the right to terminate this Lease.

**SMOKING POLICY.** Smoking on the Property is:

- Permitted in the following areas: \_\_\_\_\_.
- Prohibited on the Property.

**DISPUTES.** If a dispute arises during or after the term of this Lease between the Landlord and Tenant(s), they shall agree to hold negotiations amongst themselves, in "good faith", before any litigation.

**RETALIATION.** The Landlord is prohibited from making any type of retaliatory acts against the Tenant(s) including but not limited to restricting access to the Property, decreasing or canceling services or utilities, failure to repair appliances or fixtures, or any other type of activity that could be considered unjustified.

**EQUAL HOUSING.** If the Tenant(s) possesses any mental or physical impairment, the Landlord shall provide reasonable modifications to the Property unless the modifications would be too difficult or expensive for the Landlord to provide. Any impairment(s) of the Tenant(s) are encouraged to be provided and presented to the Landlord in writing in order to seek the most appropriate route for providing the modifications to the Property.

**PROPERTY DEEMED UNINHABITABLE.** If the Property is deemed uninhabitable due to damage beyond reasonable repair the Tenant(s) will be able to terminate this Lease by written notice to the Landlord. If said damage was due to the negligence of the Tenant(s), the Tenant(s) shall be liable to the Landlord for all repairs and for the loss of income due to restoring the property back to a livable condition in addition to any other losses that can be proved by the Landlord.

**LEAD-BASED PAINT DISCLOSURE.** If the Property was constructed prior to 1978, Tenant acknowledges receipt of the form entitled "LEAD-BASED PAINT DISCLOSURE" which contains disclosure of information on lead-based paint and/or lead-based paint hazards.

**ENTIRE AGREEMENT.** This Lease and, if any, attached documents are the complete agreement between the Landlord and Tenant concerning the Property and the total building facilities. There are no oral agreements, understandings, promises, or representations between the landlord and tenant affecting this Lease. All prior negotiations and understandings, if any, between the parties hereto with respect to the Property and the total building facilities shall be of no force or effect and shall not be used to interpret this Lease.

**IN WITNESS WHEREOF,** the Landlord and Tenant have executed this Lease in multiple originals as of the undersigned date(s).

**Landlord's Signature** \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_



**Tenant's Signature** \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

**Tenant's Signature** \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

**Tenant's Signature** \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

## REQUIRED LEASE DISCLOSURES & ADDENDUMS IN CALIFORNIA

The following disclosures or addendums are either required for some or all residential lease agreements in California.

1. **Asbestos Disclosure** - for buildings built before 1979 with landlord knowledge of asbestos in the property.
2. **Methamphetamine Contamination Disclosure** - for properties where the landlord has knowledge or suspicion of methamphetamine production, use, or storage without remediation.
3. **Mold Disclosure** - for properties with known mold that may pose a health threat.
4. **Demolition Permit Disclosure** - for units with planned demolition during the lease term.
5. **Military Ordnance Disclosure** - for properties within 1 mile of known military testing sites.
6. **Death in a Rental Unit Disclosure** - for any property where material death has occurred in the past 3 years, excluding HIV or AIDS-related death.
7. **Pest Control Disclosure** - for units with pest control schedule or who use pesticides for infestations.
8. **Shared Utility Arrangement Disclosure** - for all units that share a meter with another unit or other location
9. **Bed Bug Disclosure** - for all units.
10. **Flood Zone Disclosure** - for any property in a known flood zone
11. **Lead Based Paint Disclosure** - for rental units built prior to 1978.

**DISCLOSURE OF INFORMATION ON ASBESTOS**

THIS AGREEMENT made and entered into between \_\_\_\_\_,  
"Landlord" and \_\_\_\_\_, \_\_\_\_\_,  
\_\_\_\_\_, and \_\_\_\_\_, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: \_\_\_\_\_  
\_\_\_\_\_

**LANDLORD'S DISCLOSURE:** (select one)

- \_\_\_ This property may contain asbestos
- \_\_\_ This property contains asbestos

This hazardous substance is contained in some of the original building materials and in some of the products and materials used to maintain the property. Disturbance or damage to certain interior apartment surfaces may increase the potential exposure to these substances.

- a) Tenant or the Tenant 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:
  - i) piercing the surface of the ceiling by drilling or any other method;
  - ii) hanging plants, mobiles, or other objects from the ceiling;
  - iii) attaching any fixtures to the ceiling;
  - iv) allowing any objects to come in contact with the ceiling;
  - v) permitting water or any liquid, other than ordinary steam condensation, to come into contact with the ceiling;
  - vi) painting, cleaning, or undertaking any repairs of any portion of the ceiling;
  - vii) replacing light fixtures;
  - viii) undertaking any activity which results in building vibration that may cause damage to the ceiling.
- b) Tenant shall notify Landlord immediately in writing (i) if there is any damage to or deterioration of the ceiling in the Property 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 following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

\_\_\_\_\_  
Landlord                      Date  
\_\_\_\_\_  
Tenant                         Date  
\_\_\_\_\_  
Agent                          Date

\_\_\_\_\_  
Landlord                      Date  
\_\_\_\_\_  
Tenant                         Date  
\_\_\_\_\_  
Agent                          Date

**DISCLOSURE OF INFORMATION ON  
METHAMPHETAMINE CONTAMINATION**

THIS AGREEMENT made and entered into between \_\_\_\_\_,  
"Landlord" and \_\_\_\_\_,  
\_\_\_\_\_, and \_\_\_\_\_, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: \_\_\_\_\_  
\_\_\_\_\_

**LANDLORD'S DISCLOSURE:** (select one)

\_\_\_ Has been found to be contaminated above safe levels and is in the process of decontamination.

\_\_\_ Has been found to be contaminated, but falls within safe levels after tests were conducted.

\_\_\_ Has no suspicion of contamination.

**CERTIFICATION OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	_____
Landlord	Date
_____	_____
Tenant	Date
_____	_____
Agent	Date

_____	_____
Landlord	Date
_____	_____
Tenant	Date
_____	_____
Agent	Date

## **DISCLOSURE OF INFORMATION ON MOLD**

THIS AGREEMENT made and entered into between \_\_\_\_\_,  
"Landlord" and \_\_\_\_\_, \_\_\_\_\_,  
\_\_\_\_\_, and \_\_\_\_\_, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: \_\_\_\_\_  
\_\_\_\_\_

The Landlord has inspected the unit prior to lease and knows of no damp or wet building materials and knows of no mold or mildew contamination. Tenant is hereby notified that mold, however, can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the Property, it can cause mildew and mold to grow. It is important that Tenant regularly allow air to circulate in the Property. It is also important that Tenant keep the interior of the unit clean and that they promptly notify the Landlord of any leaks, moisture problems, and/or mold growth.

Tenant agrees to maintain the Property in a manner that prevents the occurrence of an infestation of mold or mildew in the premises. Tenant agrees to uphold this responsibility in part by complying with the following list of responsibilities:

- 1) Tenant agrees to keep the unit free of dirt and debris that can harbor mold.
- 2) Tenant agrees to immediately report to the Landlord any water intrusion, such as plumbing leaks, drips, or "sweating"
- 3) pipes.
- 4) Tenant agrees to notify owner of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the
- 5) overflow may have permeated walls or cabinets.
- 6) Tenant agrees to report to the Landlord any significant mold growth on surfaces inside the premises.
- 7) Tenant agrees to allow the Landlord to enter the unit to inspect and make necessary repairs.
- 8) Tenant agrees to use bathroom fans while showering or bathing and to report to the Landlord any non-working fan.
- 9) Tenant agrees to use exhaust fans whenever cooking, dishwashing, or cleaning.
- 10) Tenant agrees to use all reasonable care to close all windows and other openings in the premises to prevent outdoor water
- 11) from penetrating into the interior unit.
- 12) Tenant agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal Property, as

**DISCLOSURE OF INFORMATION ON MOLD (CONT.)**

- 13) soon as reasonably possible. (Note: Mold can grow on damp surfaces within 24 to 48 hours.)
- 14) Tenant agrees to notify the Landlord of any problems with the air conditioning or heating systems that are discovered
- 15) by the Tenant.

Tenant agrees to indemnify and hold harmless the Landlord from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Landlord may sustain or incur as a result of the negligence of the Tenant or any guest or other person living in, occupying, or using the premises.

**LANDLORD'S DISCLOSURE:** (select one)

\_\_\_ Has been found to be contaminated above safe levels and is in the process of decontamination.

\_\_\_ Has been found to be contaminated, but falls within safe levels after tests were conducted.

\_\_\_ Has no suspicion of contamination.

**CERTIFICATION OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	_____
Landlord	Date
_____	_____
Tenant	Date
_____	_____
Agent	Date

_____	_____
Landlord	Date
_____	_____
Tenant	Date
_____	_____
Agent	Date

**DISCLOSURE OF DEMOLITION PERMIT**

THIS AGREEMENT made and entered into between \_\_\_\_\_,  
"Landlord" and \_\_\_\_\_,  
\_\_\_\_\_, and \_\_\_\_\_, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: \_\_\_\_\_  
\_\_\_\_\_

**LANDLORD'S DISCLOSURE:**

On \_\_/\_\_/\_\_, the following unit(s) are scheduled for demolition. On or after this date, active lease agreements will terminate for the affected unit(s).

**CERTIFICATION OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	_____
Landlord	Date
_____	_____
Tenant	Date
_____	_____
Agent	Date

_____	_____
Landlord	Date
_____	_____
Tenant	Date
_____	_____
Agent	Date

**DISCLOSURE OF ORDNANCE**

THIS AGREEMENT made and entered into between \_\_\_\_\_,  
"Landlord" and \_\_\_\_\_,  
\_\_\_\_\_, and \_\_\_\_\_, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: \_\_\_\_\_  
\_\_\_\_\_

**LANDLORD'S DISCLOSURE:**

This property is located within 1 mile of a former federal or military facility which may contain explosive munitions.

**CERTIFICATION OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

\_\_\_\_\_  
Landlord                      Date  
\_\_\_\_\_  
Tenant                        Date  
\_\_\_\_\_  
Agent                         Date

\_\_\_\_\_  
Landlord                      Date  
\_\_\_\_\_  
Tenant                        Date  
\_\_\_\_\_  
Agent                         Date



**DISCLOSURE OF INFORMATION ON DEATH IN A RENTAL UNIT**

THIS AGREEMENT made and entered into between \_\_\_\_\_,  
"Landlord" and \_\_\_\_\_,  
\_\_\_\_\_, and \_\_\_\_\_, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: \_\_\_\_\_  
\_\_\_\_\_

**LANDLORD'S DISCLOSURE:**

At the time of this lease agreement, Landlord certifies the following information pertaining to the history of death in the rental property:

- \_\_\_ No death reported
- \_\_\_ Death by natural causes
- \_\_\_ Death by violent crime: \_\_\_\_\_
- \_\_\_ Death by communicable disease: \_\_\_\_\_

Tenant has a right to have questions answered pertaining to death in the rental unit to the best of the Landlord's knowledge upon request.

**CERTIFICATION OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	_____
Landlord	Date
_____	_____
Tenant	Date
_____	_____
Agent	Date

_____	_____
Landlord	Date
_____	_____
Tenant	Date
_____	_____
Agent	Date

**DISCLOSURE OF INFORMATION ON PESTS**

THIS AGREEMENT made and entered into between \_\_\_\_\_,  
"Landlord" and \_\_\_\_\_,  
\_\_\_\_\_, and \_\_\_\_\_, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: \_\_\_\_\_  
\_\_\_\_\_

**LANDLORD'S DISCLOSURE:**

On \_\_/\_\_/\_\_, the following unit or surrounding unit(s) is scheduled for a pesticide treatment to control/remove pests and/or insects.

\_\_\_ This is a one-time treatment  
\_\_\_ This is one of a routine treatment, scheduled for: \_\_\_\_\_

The pest(s) to be controlled are: \_\_\_\_\_  
The pesticide to be used is: \_\_\_\_\_

**CERTIFICATION OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

\_\_\_\_\_  
Landlord                      Date  
\_\_\_\_\_  
Tenant                        Date  
\_\_\_\_\_  
Agent                         Date

\_\_\_\_\_  
Landlord                      Date  
\_\_\_\_\_  
Tenant                        Date  
\_\_\_\_\_  
Agent                         Date

**DISCLOSURE OF SHARED UTILITIES ARRANGEMENTS**

THIS AGREEMENT made and entered into between \_\_\_\_\_,  
"Landlord" and \_\_\_\_\_,  
\_\_\_\_\_, and \_\_\_\_\_, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: \_\_\_\_\_  
\_\_\_\_\_

**LANDLORD'S DISCLOSURE:**

\_\_\_ This rental unit shares the following utilities with another unit or common area:  
\_\_\_ Electricity  
\_\_\_ Water  
\_\_\_ Gas  
\_\_\_ Sewage  
\_\_\_ Other: \_\_\_\_\_

\_\_\_ This lease uses the following method for calculating utility charges between  
Tenant(s):  
\_\_\_ Home Square Footage  
\_\_\_ Number of Tenants  
\_\_\_ Even Split Between Tenants  
\_\_\_ Other: \_\_\_\_\_

\_\_\_ Tenant agrees to pay the monthly utility charge to Landlord, plus a \$\_\_\_\_\_  
service charge as part of each month's rental payment.

**CERTIFICATION OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of  
their knowledge, that the information they have provided is true and accurate.

\_\_\_\_\_  
Landlord                      Date  
\_\_\_\_\_  
Tenant                         Date  
\_\_\_\_\_  
Agent                         Date

\_\_\_\_\_  
Landlord                      Date  
\_\_\_\_\_  
Tenant                         Date  
\_\_\_\_\_  
Agent                         Date

**FLOOD ZONE DISCLOSURE**

THIS AGREEMENT made and entered into between \_\_\_\_\_,  
"Landlord" and \_\_\_\_\_,  
\_\_\_\_\_, and \_\_\_\_\_, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: \_\_\_\_\_  
\_\_\_\_\_

**LANDLORD'S DISCLOSURE:**

This property is located in a known flood zone, putting it at a higher risk of flooding. Landlord and Landlord's insurer are NOT responsible for personal loss occurring at this rental unit due to flooding or other hazards. It is recommended that Tenant pursues renter's insurance and flood insurance. Information about hazards can be found on the California Office of Emergency Services' website at <https://myhazards.caloes.ca.gov>

The above notice is pursuant to section 1632 of the Civil Code and absolves Landlord of liability to flood-related damages.

**CERTIFICATION OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

\_\_\_\_\_  
Landlord                      Date  
\_\_\_\_\_  
Tenant                        Date  
\_\_\_\_\_  
Agent                         Date

\_\_\_\_\_  
Landlord                      Date  
\_\_\_\_\_  
Tenant                        Date  
\_\_\_\_\_  
Agent                         Date

## DISCLOSURE OF INFORMATION ON BED BUGS

THIS AGREEMENT made and entered into between \_\_\_\_\_,  
"Landlord" and \_\_\_\_\_,  
\_\_\_\_\_, and \_\_\_\_\_, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: \_\_\_\_\_  
\_\_\_\_\_

**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.

**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. Bed bugs can survive for months without feeding.

**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. Common signs and symptoms of a possible bed bug infestation:

- 1) Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls.
- 2) Molted bed bug skins, white, sticky eggs, or empty eggshells.
- 3) Very heavily infested areas may have a characteristically sweet odor.
- 4) 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.

For more information, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.

**CERTIFICATION OF ACCURACY.** The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Landlord	_____ Date
_____ Tenant	_____ Date
_____ Agent	_____ Date

_____ Landlord	_____ Date
_____ Tenant	_____ Date
_____ Agent	_____ Date

