



**ALL COUNTY®**  
Grande Hills Property Management

730 Arizona Avenue, Santa Monica, CA 90401  
Email: [Contact@allcountygh.com](mailto:Contact@allcountygh.com); Tel (424)381-0900

**RESIDENTIAL LEASE AGREEMENT**

Dwelling Address:		Initial Lease Term Beginning: Ending:		Utilities Paid for by Owner (see paragraph 5) <b>Tenant to Pay All Utilities</b>	
Monthly Rent \$	Prorated Rent \$	Security Deposit \$		Pet Fee	Prepared by:

**TENANT Name(s):**

**Minor(s):**

**Additional Agreement(s):** \*TENANT(s) acknowledge(s) Seven (7) pages of this Lease and all of the following lease addendums: Drug/Crime-Free / Maintenance Request / Non-Emergency Routine Maintenance and Prevention / Mold / Early Termination / Renters Insurance / Vacating Premises / Bedbug / Satellite Dish and Antenna / Pet / Pool

\*The First Month's Rent \_\_\_\_\_ is Due Prior to Move-in

\*The Prorated Rent: \$ \_\_\_\_\_ is Due on \_\_\_\_\_

\*Utilities must be turned into TENANT'S name prior to receiving keys

\*Property is being Leased "As Is" and TENANT(s) is/are responsible to return property in same conditions, less normal wear and tear

\*TENANT(s) to abide by and uphold any and all HOA and/or Local Codes and Ordinances and will be responsible for any violation(s)

\*TENANT(s) to provide and maintain Renter's Insurance throughout entire tenancy and include All County Grande Hills as an interested Party. LANDLORD/BROKER will not be liable for any loss of TENANT'S personal property.

\*The maintenance and repair of the refrigerator, washer, dryer, wall air conditioner units, and dishwasher are solely the Tenant's responsibility where applicable and are not warranted by the Owner.

\*TENANT(s) is/are responsible for ALL property maintenance (including pest control) and property upkeep, unless determined mechanical/faulty error in nature

This is a Lease between the above-named TENANT(s) and the below named Owner for the dwelling described above. It (and any contemporaneously executed additional agreements) is the entire agreement between TENANT(s) and Owner and may be modified only in writing. As consideration for this agreement, Owner agrees to rent/lease to Tenant(s) and Tenant(s) agree to rent/lease from Owner for use solely as a private residence. As used in this Lease "you", and "your" means the TENANT(s) whose names appear above. If there is more than one Resident, you are jointly and severally liable for any liability to us. "We," "our," or "us" means the Owner/Agent. "Premises" means the entire dwelling community.

**BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY SECTION 50590-50591 CALIFORNIA CODE, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.**

**UPON EXECUTION OF THIS LEASE, YOU ACKNOWLEDGE THAT YOU HAVE READ, UNDERSTAND, AND AGREE TO ALL ITS PROVISIONS.**

**Resident Signature(s)**

Owner Name: \_\_\_\_\_

\_\_\_\_\_  
Date

All County Grande Hills for Owner

730 Arizona Avenue, Santa Monica, CA 90401

\_\_\_\_\_  
Date

	Date		
	Date	Agent's Signature	Date

1. **SECURITY DEPOSIT:** Your security deposit will be deposited in a non-interest bearing account with: Wells Fargo  
 Your security deposit is security for your full performance of this Lease and may not be applied by you to any money which you owe to us. The security deposit shall not exceed two times the monthly rent for unfurnished dwellings or three times for furnished dwellings. After all the TENANTS have vacated, leaving the premises vacant, we may use the security deposit for the cleaning of the premises, any unusual wear and tear to the premises or common areas, and any rent or other amounts owed pursuant to the lease agreement or pursuant to Civil Code Section 1950.5. You may not use said deposit for rent owed during the term of the lease. Within 21 days of vacating the premises, we shall furnish you a written statement indicating any amounts deducted from the security deposit and returning the balance to you. If deposits do not cover such costs and damages, you shall immediately pay said additional costs for damages to the Owner. During the term of tenancy, you agree to increase the deposit upon 30 days written notice by an amount equal to any future increases in rent and/or an amount necessary to cover the cost of rectifying any damage or expense for which you are responsible. If you fail to furnish a forwarding address to us, then we shall send said statement and any security deposit refund to the leased premises.
  
2. **RENT/LATE CHARGE/RETURNED CHECKS:** You agree to pay the monthly rent indicated above on or before the 1<sup>st</sup> day of each month without deduction or set off. If prorated rent is indicated, it is the amount due for the partial first month of this Lease. Time is of the essence. Payment may not be made by third party checks nor in cash. You acknowledge that the Owner will incur certain administrative costs in connection with a late rental payment, and the amount of such administrative costs would be extremely difficult or impractical to ascertain. **Payments received after the 5th day of the month must include a late charge of \$100.00, all as additional rent.** The parties agree that such amount is reasonable amount for such administrative costs. A 3-day notice to Pay or Quit will be promptly delivered if rent is not received in our office by the 5<sup>th</sup> of each month. A posting fee of **\$25** will be applied to your account, all as additional rent. All County Grande Hills Property does not waive the right to insist on payment of rent in full on the day that it is due. We reserve the right to refuse payment after expiration of our demand for rent or possession. If your check is dishonored by the bank for any reason, you must pay us a service charge of **\$50.00** plus any other charges provided by law and plus any accrued late charge(s). If one of your checks is dishonored, you may be required to pay, at our option, future rent by certified check or money order. Dishonored checks will not be redeposited. The same late fees as stated above will be imposed as additional rent if the returned check causes the rent to be late. You must pay any taxes due on your payments. Any payment due under this Lease is rent. We are not bound by any notations on checks. Postdated checks will not be accepted.
  
3. **DEFAULT NOTICES:** You agree to pay a **\$25.00** penalty fee for any Lease Non-Compliance or infraction to the rules, regulations of any communities for the 1st infraction, and **\$50.00** penalty fee for a 2nd infraction which requires a noncompliance notice (also referred to as a Notice to Perform Covenant or Quit). In the event that a notice for non-payment of Rent (also referred to as a 3-Day Notice) is delivered to you, there will be a **mandatory \$25.00** posting fee in addition to the late charges; Notices and said fees shall be considered additional rent.
  
4. **NOTICES:** Any notices from us to you will be deemed delivered when mailed to you at your dwelling by first class mail; or personally handed to you or anyone in your dwelling; or left at your dwelling in your absence. Delivery of one copy of a notice is sufficient for all residents. Any notice from you to us will be deemed delivered when received at our office by certified mail, return receipt requested, or personally delivered to us.
  
5. **RENEWAL/NONRENEWAL:** This Lease will automatically convert into a Month-To-Month (MTM) Lease Agreement after the Initial Lease Term has expired, unless either you or we give the other **at least 30 days' written notice** of termination before the end of the initial term. **The MTM Fee is \$100** or said amount provided in writing by Landlord/Broker in renewal offer letter) and this Fee will be considered additional rent, which will be charged in addition to the most recent rent recorded on the previously ended Lease Agreement. During any MTM term/period, either you or we may terminate the Lease at the end of a calendar month by giving the other not less than 30 days written notice prior to the next rent due date (The Owner/Agent must give 60-day notice if Tenant has occupied the property for over a year). In the event you fail to give the required Notice before vacating the premises at the end of any Lease Term, you will be liable for liquidated damages (**1 Month's Rent**) in addition to all applicable fees and balances due at such time; We may increase the rent at the end of the initial term or during the continuation term by giving you not less than 30 days' notice before the beginning of a calendar month. Upon vacating the dwelling, you must leave property in "move-in ready" condition (professionally cleaned including carpets, trash removed, light bulbs and filter replaced, etc), otherwise TENANT agrees to a *minimum* unit-cleaning/housekeeping fee of **\$200.00 or \$0.3/sqft (whichever is greater)**; owner's cost of noted item replacement and a minimum carpet-cleaning fee (if applicable) of **\$150.00** will be charged to the account. See Vacating Premises Addendum.
  
6. **UTILITIES/SERVICES:** TENANT(s) shall pay for all utilities and/or services supplied to the premises.  
 \_\_\_\_\_ Services are included in the rent. You must let us know of any problems with irrigation immediately. You agree to allow reasonable property access to all service vendors and not interfere with the performance of vendor contracted duties. You must obtain and pay all utilities and trash collection except those listed above. You may not occupy the dwelling without these

services except for brief interruptions beyond your control. Any utility bill paid by Owner/Agent on your behalf during any portion of your lease term (except those approved in writing by Owner/Agent) will be charged to your account in full and will be considered additional Rent. In the event a condominium association or homeowner's association is currently providing any services to the unit such as cable, satellite TV, alarm monitoring, internet, water, sewer, trash, guarded security gate or any other such services and the association decides these services will no longer be provided, you agree and understand that we shall not be required to replace, provide or pay for these removed services. You may opt to pay for any non-essential services but shall be required to pay for essential services including but not limited to water, sewer and trash if the association no longer provides these services. The discontinuation of any such services by the association shall not be construed as a prohibited practice by the Owner/Agent nor shall it constitute a default under the Lease. The failure of the TENANT to retain and pay for essential service upon notice and demand by the Owner/Agent shall constitute a material breach of the Lease.

7. **CONTROL OF INSECTS AND PESTS:** You will be responsible for the control of insects and pests; If you request professional service for which the Owner/Agent pays, you understand that the rent will be increased by the cost of that service.
8. **OCCUPANCY:** Only those persons whose names appear on the Lease may occupy your dwelling without our prior written consent except guests for no more than 7 consecutive or 14 total days. The dwelling may be used solely for private housing. You may not assign this lease or sublet any portion of your dwelling. If LANDLORD, with written consent, allows for additional persons to occupy the premises, the rent shall be increased by \$100 for each such person. Any person staying 14 cumulative days or longer, without the Landlord's written consent, shall be considered as occupying the premises in violation of this agreement. Acceptance of additional rent or approval of a guest shall not waive any requirement of this agreement or convert the status of any "guest" into a resident. If you will be absent for more than 14 days, you must notify us in writing.
9. **PETS:** No pets of any kind may enter or be kept in your dwelling or on the premises without our written consent. See Pet Addendum if applicable
10. **RIGHT TO ENTER:** Owner/Agent may enter the premises during normal business hours and upon reasonable advance notice of at least 24 hours to you for the purposes of any inspections by us and/or hired contractors (or prospective buyers, renters, or lenders), for property appraisal, for smoke alarm inspection, for maintenance and repairs, for pest control, for delivering notices, and for other purposes as provided by law. We are permitted to make all alterations, repairs and maintenance that in our judgment is necessary to perform. The Owner or Owner's Agent by themselves or with others, may enter, inspect, and/or repair the premises at any time in case of emergency or suspected abandonment. In addition, we have all right to enter pursuant to Civil Code Section 1954. If the work performed requires that you temporarily vacate the unit, then you shall vacate for this temporary period upon being served a 7 days' notice by us. You agree that in such event that you will be solely compensated by a corresponding reduction in rent for those many days that you were temporarily displaced. No other compensation shall be offered to you. If the work to be performed requires your cooperation to perform certain tasks, then those tasks shall be performed upon serving 24 hours written notice by us. (EXAMPLE - removing food items from cabinets so that the unit may be sprayed for pests). Upon 24 hours' notice, Tenant hereby agrees to lend Owner/Agent keys to the premises for the purpose of having duplicate keys made for Owner's use.
11. **REPAIR AND MAINTENANCE:** You acknowledge that you have inspected the dwelling and are fully satisfied and accept it in its "as is" condition, except as otherwise agreed by you and us in writing. Where a repair is the responsibility of the LANDLORD, you must give us a reasonable opportunity to service or repair said item. You acknowledge that rent will not be withheld unless a written notice has been served upon LANDLORD giving us a reasonable time to fix said item within in the meaning of Civil Code Section 1942. Under no circumstances may you withhold rent unless said item constitutes a substantial breach of the warrantee of habitability as stated in Code of Civil Procedure Section 1174.2. You shall be responsible for any fines or inspection fees imposed by a governmental office as a result of your failure to notify the us in writing of a deficiency with the premises. You must maintain your dwelling in a clean and sanitary condition and free from objectionable odors at all times including prompt removal of trash and garbage. You shall ensure that garbage is not permitted to accumulate and that it is placed on a daily basis in the trash containers provided for that purpose. You shall be responsible, at your expense, for hauling to the dump those items too large to fit in the trash containers. We will maintain air conditioning and heating equipment (less air filters); plumbing fixtures and facilities; electrical systems; Any damage to the premises, except for normal wear, caused by you or your invitees will be corrected, repaired, or replaced at your expense. You shall be responsible for the cleaning or repair to any plumbing fixture where a stoppage has occurred and for the expense or damage caused by the stoppage of waste pipes or overflow from bathtub, washbasins, toilets, and sinks, if caused by negligence or misuse by you or your guests. You shall also be responsible for repair or replacement of the garbage disposal where the cause has been a result of bones, grease, pits, or any other item which normally causes blockage of the mechanism. Any damage done to appliances resulting from Tenant negligence will be paid for by the Tenant(s). This includes but is not limited to: damage to clothes washer and dryer due to coins or debris left in pockets, or failure to regularly clean the lint trap, damaged A/C units due to blocked air intake, and damage to refrigerator due to overfilling or blocked air flow. You must immediately notify us of any needed maintenance or repair in writing or on our website [www.allcountyGH.com](http://www.allcountyGH.com). You must change the air conditioning and heating filter monthly, or more often if required. You shall also be responsible for regular maintenance issues such as replacement of smoke/CO detector batteries and light bulb replacement. You will be responsible for any service call fee which is as a result of resident negligence or if no actual repair was required. You must schedule appointments and cooperate with assigned vendors including providing access and information for any repairs needed to the property in a timely manner. Missed vendor appointments may incur fees that will be passed on to you. You agree to refer to your New TENANT Handbook, Maintenance Addendum received at Lease signing, and/or our website at [www.AllCountyGH.com](http://www.AllCountyGH.com) and follow all maintenance procedures. Nothing may be used or kept in or about your dwelling which would in any way increase our insurance cost, be a violation of law, or otherwise be a hazard.
12. **ALTERATIONS:** You shall not make any alterations to the premises, including but not limited to installing aerials, lighting fixtures,

large appliances, devices, signs or other items without first obtaining written permission from us. You shall not, paint, or wallpaper said premises without our prior written consent, you shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public. You shall not store any object on the property outside of the unit. Any alterations, additions, or fixtures which are made or installed will remain a part of the dwelling unless we specifically agree otherwise. Locks may not be altered nor may new locks, knockers, or other door or window attachments be installed without our prior written consent. No spikes, adhesives, screws, hooks or nails, or the like may be driven into or applied to the walls or other surfaces without our prior written consent except that small nails may be used for hanging wall decorations. You shall be responsible for the cost of repairing any holes. No water-filled furniture is permitted.

13. **LAWN AND POOL:** You must maintain the lawn and other vegetation in as good or better condition as at the beginning of the lease, including but not limited to watering, mowing, trimming, and fertilizing as required unless gardening services are provided by the Landlord. You are also responsible for maintaining the irrigation system, including the replacement of sprinkler heads unless gardening services are provided by the Landlord. No alterations to landscaping may be made without written approval. If there is a private pool, you must maintain it in good working condition unless pool service is provided by the Landlord. You must at all times remain in compliance with all rules, laws, and ordinances. (See Pool Addendum if applicable) Any damage or repair issues resulting from Tenant(s) negligence or misuse will be Tenant(s) responsibility.
14. **LIABILITY:** You **MUST** maintain a personal property insurance policy and include All County Grande Hills and Owner(s) (listed on page 1) as interested Parties to cover any losses sustained to your personal property or vehicle. It is acknowledged that LANDLORD does not maintain this insurance to cover personal property damage or loss caused by fire, theft, rain, water overflow/leakage, acts of GOD, and/or any other causes. It is acknowledged that we are not liable for these occurrences. It is acknowledged that your insurance policy shall solely indemnify you for any losses sustained. Your failure to maintain said policy shall be a complete waiver of your right to seek damages against LANDLORD for the above stated losses. We will not be liable for any damages, loss, or injury to persons or property occurring within your dwelling or upon the premises. With respect to your family or invitees, you agree to hold LANDLORD harmless and indemnify LANDLORD from liability. The parties acknowledge that the premises are not to be considered a security building which would hold LANDLORD to a higher degree of care. If there are entrance and exit gates for the dwelling community, they do not significantly limit access to the property by anyone. There will be times when they do not work due to malfunction or damage. In addition, access is not restricted by a wall or fence. Your successors, heirs, beneficiaries, and personal representatives are bound by the provisions of this lease.
15. **INDEMNIFICATION:** You agree to reimburse us upon demand in the amount of the loss, property damage, or cost of repairs or service (including plumbing trouble) caused by the negligence or improper use by you, your agents, family or guests. You at all times, will indemnify and hold us harmless from all losses, damages, liabilities and expenses which can be claimed against us for any injuries or damages to the person or property of any persons, caused by the acts, omissions, neglect or fault of you, your agents, family or guests, or arising from your failure to comply with any applicable laws, statutes, ordinances or regulations.
16. **CRIMINAL ACTIVITY:** If you or your invitee engages in criminal activity on the premises or near enough to adversely affect it or neighbors, such activity will be a default for which this Lease may be immediately terminated. See Drug/Crime Free Addendum
17. **SECURITY:** We do not provide and have no duty to provide security services to protect you, others, or property. You must look solely to the public police for such protection. We will not be liable for failure to provide security services or devices or for the criminal or wrongful acts of others.
18. **REMEDIES:** You and we have all remedies provided by law. If you vacate before the end of your Lease (even if due to eviction) you must still pay rent for the entire Lease less any net rent which we receive from re-renting your dwelling, or re-leasing/liquidated damages fee of **2 Month's rent**. We have no duty to re-rent. The prevailing party in any dispute arising out of this Lease will be entitled to recover reasonable collection costs including attorney fees from the non- prevailing party. See Early Termination Addendum
19. **WAIVERS:** Our acceptance of rent after knowledge of a breach of this Lease by you is not a waiver of our rights nor an election not to proceed under the provisions of this Lease or the law. Our rights and remedies under this Lease are cumulative; the use of one or more shall not exclude or waive our right to other remedies. Your rights under this Lease are subordinate to any present or future mortgages on the premises. We may assign our interest in this Lease. You and we waive any right to demand a jury trial concerning the litigation of any matters arising between us.
20. **POSSESSION:** In the event Landlord is unable, for any reason including loss, total or partial destruction of the premises, or failure of previous TENANT to vacate, to deliver possession of the Premises to Tenant or to legally enter into a binding Agreement with Tenant on the Start Date, then upon written notice to the other party at their last known address, this Agreement shall be null and void, and in no event, shall Landlord have any liability to Tenant, except that all sums paid to LANDLORD will be immediately refunded to TENANT.

If, after the Start Date, Landlord determines that it is unable to deliver possession of the Premises to Tenant or to legally enter into this Agreement, Landlord can terminate this Agreement upon 30 days written notice to Tenant and one month's rent as liquidated damages (payable upon tenants vacating of the premises) as a result of any inconvenience suffered by Tenant for non-delivery. Tenant's obligations under this Agreement, including the obligation to pay rent to Landlord, will not be abated during the 30-day

notice period.

21. **APPLICATION:** If any information given by you in your application is false or not complete, we may, at our option, terminate this Lease. You must notify us promptly in writing of any changes in the information provided to us in your application.
22. **CREDIT REPORTS:** We have the right to obtain credit and any other reports on you which we may deem appropriate until all of your obligations under this Lease are fulfilled. Upon your written request, we will inform you of the name and address of each agency from which a credit report is obtained. We have the right to report to others our credit and other experience with you. Pursuant to Section 1785.26 of the California Civil Code, as required by law, you are hereby notified that 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 obligation. Tenant(s) expressly authorize(s) Owner/Agent (including collection agency) to obtain Tenant's consumer credit report, which the Owner/Agent may use if attempting to collect past due rent payments, late fees, or other charges from Tenant(s), both during the term of the Agreement and thereafter.
23. **SMOKING:** Smoking is permitted outdoors only, NOT within or under any structure; this includes Florida rooms (sunrooms), garages, and covered/screened areas. Smoking is not allowed within ten feet of any open doors or windows. If dwelling has a smoke odor or has any damages from smoking, you shall be responsible for all costs to remove the odor and repair all damages, including but not limited to: repainting walls and ceilings, replacing carpeting, cleaning surfaces, and cleaning air conditioning system components and ductwork etc. Growing, use, or distribution of marijuana, including medical marijuana is not permitted on the premises during tenancy. Vaping of any kind is also prohibited and subject to the rules as stated above. Hookah is prohibited and subject to the rules as stated above.
24. **SMOKE/CARBON MONOXIDE DETECTORS:** The rental unit is equipped with properly functioning smoke and carbon monoxide detectors. Resident agrees to inspect the smoke and carbon monoxide detectors in the rental unit monthly for proper function and notify us in writing of any deficiency. Resident is responsible for regular battery replacement as needed. Resident agrees to not interfere with their normal function or disable any detectors in any manner.
25. **NOISE AND DISRUPTIVE ACTIVITIES:** You or your guests and invitees shall not disturb, annoy, endanger or inconvenience other tenants of the building, neighbors, the LANDLORD or his agents, or workmen nor violate any law, nor commit or permit waste or nuisance in or about the premises. Further, you shall not do or keep anything in or about the premises that will obstruct the public spaces available to other residents. Lounging or unnecessary loitering on the front steps, public balconies or the common hallways that interferes with the convenience of other residents is prohibited. You shall refrain from creating, or allowing to be created, any noise that is disturbing to other residents between the hours of 10 p.m. and 7 a.m. You shall not make or allow any excessive noise in the unit nor permit any actions which will interfere with the rights, comforts or conveniences of other persons.
26. **VEHICLES/PARKING:** Vehicle(s) must be currently licensed, owned by you, registered, operational and properly parked. You agree to abide by all parking rules established now or in the future by us, state or local ordinances or condo/homeowner association's rules, if applicable. No trailers, campers, vehicles on blocks, motorcycles, boats or commercial vehicles are allowed on or about the premises without our prior written approval. No vehicle maintenance or repairs or similar activities may be performed on the premises. Any vehicle that is leaking any substance must not be parked anywhere on the premises. You are responsible for oil leaks and other vehicle discharges and will be responsible cleaning stains or will be charged for cleaning if necessary. Parking on the grass is prohibited. Vehicles not meeting the above requirements are unauthorized vehicles subject to being towed at your expense. You agree to indemnify us for any expenses incurred due to the towing of any vehicle belonging to you, your guest, or invitee. Resident shall only use assigned parking spaces and shall ensure that guests park only in unassigned areas or designated guest parking areas. Resident shall ensure that posted and designated fire zones or "No Parking" areas remain clear of vehicles at all times. Resident shall refrain from parking in unauthorized areas or in another resident's designated parking space. (Vehicles parked in unauthorized areas or in another resident's space may be towed away at the vehicle owner's expense.) TENANT may not assign, sublet, or allow any other person to use assigned parking spaces.
27. **CONDEMNATION, DAMAGE TO PREMISES, ACTS OF GOD and TERMINATION:** If for any reason the premises are condemned by any governmental authority, destroyed, rendered uninhabitable, rendered dangerous to persons or property, and/or damaged through fire, water, smoke, wind, flood, act of God, nature or accident, or, if it becomes necessary, in the opinion of LANDLORD that you must vacate the premises in order for repairs to the premises to be undertaken, this Lease shall, at our option and upon 7 days written notice to you, cease and shall terminate, you agree to and shall vacate and you, if not in default of the Lease, shall owe no further rent due under the terms of the Lease. In such case, you hereby waive all claims against us for any damages suffered by such condemnation, damage, destruction or Lease termination.
28. **LAWS AND ORDINANCES:** You must comply with all laws, ordinances, rules, or regulations (such as, but not limited to homeowner association) that apply to the dwelling. In the event that the condo/homeowner's association (HOA) and/or any governmental authority/code enforcement agency sends notification regarding any associated violations, and such violation is not promptly cured by you within the timeframe provide by the agency and/or ourselves, then the Owner/Agent holds the right to cure all such violations, and will charge all related fees (including the cost of remedying the violation and default notice fees) to your account in full. All such charges/fees will be deemed as additional Rent. Any reduced privilege for the unit's owner due to violations will cause a reduction of the same for the TENANT.
29. **DISPUTES AND LITIGATION:** In the event of a dispute concerning the tenancy created by this agreement, you agree that if the premises are being managed by an agent for the record Owner, you agree to hold broker/agent, its heirs, employees and assigns

harmless and shall look solely to the record Owner of the premises in the event of a legal dispute.

30. **ATTORNEY'S FEES:** If we employ an attorney due to your violation of the terms and conditions of this Lease, you shall be responsible for all costs and reasonable attorney's fees as incurred by us whether or not suit is filed. We and you waive the right to demand a jury trial concerning any litigation between us and you.
31. **NON-CURABLE BREACH OF RENTAL AGREEMENT:** It shall be considered a non-curable breach of this rental agreement, within the meaning of Code of Civil Procedure 1161 subsection 3, if you have not paid the rent when due, three times in any 12-month period. No notice of these delinquencies need be served on you. Smoking of any substance by the tenant or an invitee shall also be considered a non-curable breach of this rental agreement. Growing, use, or distribution of marijuana, including medical marijuana is not permitted on the premises during tenancy.
32. **ABANDONMENT:** California Civil Code Section 1951.2 shall govern abandonment. If any rent has remained unpaid for 14 or more consecutive days, and the Owner/Agent has a reasonable belief of abandonment of the premises, Owner/Agent shall give 18 days' written notice to Tenant at any place (including the rented premises), that Owner/Agent has reason to believe Tenant may receive said notice of Owner/Agent's intention to declare the premises abandoned. Tenant's failure to respond to said notice as required by law shall allow Owner/Agent to reclaim the premises.
33. **VALIDITY/SEVERABILITY:** If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforcement of any other provision of this agreement.
34. **PERSONAL PROPERTY OF TENANT:** Once you vacate the premises, all personal property left in the unit shall be stored by the LANDLORD for 14 days. If within that time period, you do not claim said property, LANDLORD may dispose of said items in any manner LANDLORD chooses.
35. **ADDITIONAL RENT:** All items owed under this lease shall be deemed additional rent.
36. **LEASE PRESENTATION:** You agree that they have viewed the Lease Presentation Video prior to signing this Lease Agreement.
37. **MOVE-IN CHECKLIST:** You will be held responsible for all damages to the property that are **not** listed on the **Move-in Check List Form**. You will have seven (7) days after the effective date of Lease to complete and return the Move-in Checklist to All County Grande Hills, 730 Arizona Avenue, San Monica, CA 90401. The Move-in Checklist must be signed and dated by both the TENANT and Owner/Agent to be valid. Failure to complete and return the Move-in Checklist within the required timeframe could result in the Owner/Agent exercising our right to impose a claim against the Security Deposit at the time you vacate the property.
38. **MOLD:** The Owner/Agent has inspected the unit prior to lease and knows of no damp or wet building materials and knows of no mold contamination. Tenant agrees to accept full responsibility and maintain the premises in a manner that prevents the occurrence of an infestation of mold in the premises. You must take steps to limit the growth of mold in your dwelling. This includes operating the heating and air conditioning system as appropriate to reduce humidity, using appropriate ventilation, limiting evaporation of water, promptly removing any visible mold, and immediately reporting to us any leaks or other water intrusion into your dwelling or any visible mold that you cannot remove. See Mold Addendum
39. **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in California. Additional information regarding radon and radon testing may be obtained from your county health department. California Civil Code 1102-1102.18 requires sellers of property containing 1-4 residential units to complete a disclosure form indicating the presence of all environmental hazards, including radon gas formaldehyde, and mold that are known to the seller.
40. **ASBESTOS DISCLOSURE:** Owner/Agent is not aware of the presence of asbestos in the rented premises, however, this property **may** contain asbestos. Disturbance or damage to certain interior dwelling surfaces may increase the potential exposure to these substances if present. Tenant(s), Tenant'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: piercing the surface of the ceiling by drilling or any other method; hanging plants, mobiles, or other objects from the ceiling; attaching any fixtures to the ceiling; allowing any objects to come in contact with the ceiling; permitting water or any liquid, other than ordinary steam condensation, to come into contact with the ceiling; painting, cleaning, or undertaking any repairs of any portion of the ceiling; replacing light fixtures; or undertaking any activity which results in building vibration that may cause damage to the ceiling. Tenant(s) shall notify Owner/Agent immediately in writing 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.
41. **LEAD WARNING STATEMENT:** Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust 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. You must also receive a federally approved pamphlet on lead poisoning prevention.

**LANDLORD'S Disclosure:** We has no knowledge of lead-based paint and/or lead-based paint hazards in the premises. We have had no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the premises.

**TENANT'S Acknowledgment:** You have received the pamphlet Protect Your Family from Lead in Your Home. You agree to promptly notify us in writing of any deteriorated and/or peeling paint.

- 42. **ENTIRE AGREEMENT:** The foregoing agreement, including any attachments incorporated by reference, constitute the entire agreement between the parties and supersedes any oral or written representations or agreements that may have been made by either party. Further, TENANT represents that TENANT has relied solely on TENANT'S judgment in entering into this agreement. TENANT acknowledges having been advised to consult with independent legal counsel before entering into this Agreement and has decided to waive such representation and advice. TENANT acknowledges that TENANT has read and understood this agreement and has been furnished a duplicate original.
  
- 43. **Additional terms**  **(See attachment)** Note attachment must be sign by all parties to be valid.  
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 he or she resides.
  
- 44. **Prop 65:** TENANT acknowledges receipt of the California Prop 65 Warnings
  
- 45. **Key/Remote Inventory:** Prior to move in, TENANT has received the following items and is responsible to return all listed items upon vacating the property. The penalty for each unreturned key or remote is \$100
  - a. 2 Front Door Keys
  - b. 1 Master Lock Gate Keys
  - c. 1 Mailbox Key

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# DRUG/CRIME FREE ADDENDUM

In consideration of the execution or renewal of the lease, Owner, Management and Resident agree as follows:

1. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in criminal activity, including drug-related criminal activity, on, near or within sight of the rental premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, transportation, storage, use, or possession with intent to manufacture, sell, distribute, store, transport or use a controlled substance including but not limited to marijuana or cocaine and/or illegal drug paraphernalia.

2. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on, near or within sight of the premises.

3. Resident or member of the household will not permit the dwelling unit inside or out to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

4. Resident or member of the household will not engage in the manufacture, sale, storage, transportation, use, possession or distribution of illegal drugs and/or drug paraphernalia at any location, whether on, near or within sight of the premises or otherwise.

5. Resident, any member of the Resident's household, or a guest or other person under Resident's control shall not engage in any illegal activity including but not limited to prostitution, public drunkenness, lewd behavior, trespass by your guests if they have previously received a trespass warning, dangerous operation of a motor vehicle in the premises, disorderly conduct, street gang activity, battery, assault, discharging weapons, acts of violence or threats of violence, sexual crimes on or off the premises, or any breach of the lease agreement that otherwise jeopardizes the safety or welfare of any persons.

6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious violation and material noncompliance with the Rental Agreement. It is understood and agreed that a single violation shall be good cause for termination of the Rental Agreement. Unless otherwise provided by law, **PROOF OF VIOLATION SHALL NOT REQUIRE CRIMINAL CONVICTION**, but shall be a preponderance of the evidence.

7. In case of conflict between the provisions of this addendum and any other provisions of the Rental Agreement, the provisions of the addendum shall govern.

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent: \_\_\_\_\_ Date: \_\_\_\_\_





# MAINTENANCE REQUEST ADDENDUM

All maintenance requests need to be submitted either through the tenant portal, faxing to our office, or mailing to our office. If you need assistance with setting up your tenant portal login and password please contact the office. Only maintenance emergencies will be taken over the phone. For afterhours emergencies, use our voice mail system and follow the maintenance emergency prompts. Someone will call you back as soon as possible. If you have not received a call back within 30 minutes, please dial again and repeat the same procedure to ensure that we received the correct information. Only situations that are of an emergency nature will be responded to.

**Emergency is defined as:** Anything relating to the property under the lease that is threatening to life, health or the integrity of the property.

## Following are some basic guidelines as to what does and does not constitute a maintenance emergency.

- **Fire:** Call the Fire Department immediately.
- **A/C Repair:** A/C repair is not considered an emergency, please follow standard procedures.
- **Heater Repair:** If outside temperature is falling below 40 degrees.
- **Clogged Toilet or Drain:** Per your lease, this is your responsibility call a plumber. If it turns out that there are roots in the line or something is physically wrong with the plumbing we will reimburse you.
- **Pipe Broken:** Turn off water valve to pipe or exterior water main until contractor arrives.
- **Broken Doorknob, Lock or Window:** Only if it prevents Resident from properly securing unit. If temporary measures can be taken until business hours, resident should wait until regular business hours before contacting management. If request is due to negligence, tenant will be held responsible
- **No Hot Water:** Only if there is absolutely no hot water and it is between the hours of 9:00am and 5:00pm Monday-Friday. If there is no hot water at any other time, submit standard request and use temporary measures.
- **No Electricity:** Only if there is no electricity and 1.) The Resident has called the electric company and found that they were not at fault. 2.) After Resident has checked all the breakers by flipping them ALL hard to the OFF position and then back on and reset all GFI circuits in the house. Partial outages do not represent an emergency! If a wall switch or outlet begins to smoke or smell, remove all plugs and turn off switch. If necessary, **call the fire department.**

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent: \_\_\_\_\_ Date: \_\_\_\_\_



# Non-emergency, Routine Maintenance & Prevention

**The following are NOT emergencies:** refrigerator out, locking yourself out of the house, oven not working and pest control. All County® is not responsible for loss of food or for alternative lodging due to appliance failure. All other routine maintenance request must be put in writing per your lease agreement. No routine or non-urgent calls will be accepted at any time by phone!

**There are certain problems which can be avoided by using a normal amount of care and attention resulting in unnecessary calls for maintenance and aggravation to you, the resident. You are expected to take care of the following:**

**BREAKERS:** Check breakers first if electrical items or A/C in your home do not turn on. It may be necessary to check the outside breaker above the A/C unit if the unit outside is not running.

**AIR CONDITIONER:** Change the filter in heat/ac unit at least monthly. Clean drain line to prevent clogging, causing water damage. The drain can be cleaned by putting a cup of water and vinegar down the drain line every three months.

**GARBAGE DISPOSAL:** NO foreign object should be placed in the disposal. Please check the reset button under the bottom of the disposal if it will not turn on. If our repairman determines the unit is inoperative due to foreign objects, you will be expected to pay for the repair. Always remember to run water when using the disposal. The following items should not be placed in the garbage disposal such as; coffee grinds, bones of any kind, hair, utensils, straws, egg shells, potato peels, grease, cucumber peelings, apple peelings and any other item that will damage the blades.

**WATER HEATER:** If you do not have any hot water, or only warm water, first check the circuit breaker to see if it has been tripped. Turn the breaker off, then on and wait approximately 30 minutes and check to see if you have hot water. You should also check the upper panel on the water heater itself, provided the circuit breaker was not tripped. You will need to unscrew the two screws holding the panel in place and check to see if the breaker/switch inside has tripped. If you have hot water, but it is not hot enough for you, open the bottom panel and raise the water temperature to the desired setting. The recommended temperature is 120 degrees or less.

**REFRIGERATOR:** There is a drain pan under most refrigerators, which must be emptied from time to time to avoid water damage to the kitchen floor. Keeping the door closed is important in maintaining the proper temperature. You are responsible for changing out water filter if applicable. Landlord will not be responsible or liable for any loss of food items due to failure of appliance.

**WINDOWS/SCREENS:** Any broken glass or torn, bent screens are your responsibility.

**LAWN CARE:** Unless otherwise specified in the lease, lawn care; including mowing, edging, weeding, fertilizing, pest control, watering and care of the existing shrubbery are your responsibility. If lawn care is paid for by the landlord, it is your responsibility to notify the landlord of any problems concerning the sprinkler system, dry areas in the lawn or pests in the lawn or on the shrubbery.

**SPRINKLER SYSTEM:** You shall be responsible for using the irrigation system, if one so provided, in a manor to keep the lawn properly watered and shall be responsible for the cost of the water usage. If an irrigation system is not installed or in working condition, you shall water the grounds with hoses and/or sprinklers and shall be responsible for its costs.

**PEST CONTROL:** Unless otherwise specified in the lease, pest control is the responsibility of the resident. Termites are the responsibility of the Landlord.

**PORCHES, PATIOS:** These areas should be kept clean and free of clutter.

**DRIVEWAYS:** Driveways should not be exposed to oil leaks or other automotive fluids, as these are difficult and costly to remove.

**SMOKE/CO DETECTOR:** Resident agrees to check the smoke/CO detector(s) monthly. It is necessary to push the "push to test" button on the detector for about five seconds. To be operating properly, the alarm will sound when the button is pushed. If it is battery operated, it will be your responsibility to replace the batteries. If after replacing the batteries the smoke/CO detector(s) will not operate, you must inform us immediately in writing. You may also want to call the local fire department and they can assist you with your smoke/CO detectors if they are not working properly.

**ELECTRICAL:** If you find an outlet not working, please check all GFI's to see if they have tripped and then reset the GFI. Most GFI's are located in the kitchen, bathrooms or garage. You should try light switches to see if they operate the outlet. We appreciate your careful attention to these procedures.

Tenant 1: \_\_\_\_\_ Date: \_\_\_\_\_ Tenant 2: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant 3: \_\_\_\_\_ Date: \_\_\_\_\_ Tenant 4: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent: \_\_\_\_\_ Date: \_\_\_\_\_



# MOLD ADDENDUM TO LEASE

THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PART OF THE LEASE AGREEMENT BETWEEN: \_\_\_\_\_ (OWNER OR AGENT) AND \_\_\_\_\_ (TENANTS) FOR THE PREMISES LOCATED AT: \_\_\_\_\_.

**MOLD:** Mold consists of naturally occurring microscopic organisms which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects and/or allergic reactions. Not all mold is readily visible, but when it is, can often be seen in the form of discoloration, ranging from white to orange and from green to brown and black, and often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth.

**CLIMATE CONTROL:** Tenant(s) agree to use all air-conditioning, if provided, in a reasonable manner and use heating systems in moderation and to keep the premises properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only. **OWNER OR AGENT RECOMMENDS THAT AIR CONDITIONING IS USED AT ALL TIMES IF UNIT HAS AIR CONDITIONING.**

## TENANT(S) AGREE TO:

- KEEP THE PREMISES CLEAN AND REGULARLY DUST, VACUUM AND MOP.
  - USE HOOD VENTS WHEN COOKING, CLEANING AND DISHWASHING
  - KEEP CLOSET DOORS AJAR
  - AVOID EXCESSIVE AMOUNTS OF INDOOR PLANTS
  - USE EXHAUST FANS WHEN BATHING/SHOWERING AND LEAVE ON FOR A SUFFICIENT AMOUNT OF TIME TO REMOVE MOISTURE
  - USE CEILING FANS IF PRESENT
  - WATER ALL INDOOR PLANTS OUTDOORS
  - WIPE DOWN ANY MOISTURE AND/OR SPILLAGE
  - WIPE DOWN BATHROOM WALLS AND FIXTURES AFTER BATHING/SHOWERING
  - WIPE DOWN ANY VANITIES/SINK TOPS
  - AVOID AIR DRYING DISHES
  - NOT "HANG-DRY" CLOTHES INDOORS
  - OPEN BLINDS/CURTAINS TO ALLOW LIGHT INTO PREMISES
  - WIPE DOWN FLOORS IF ANY WATER SPILLAGE
  - HANG SHOWER CURTAINS INSIDE BATHTUB WHEN SHOWERING
  - SECURELY CLOSE SHOWER DOORS IF PRESENT
  - LEAVE BATHROOM AND SHOWER DOORS OPEN AFTER USE
  - USE DRYER IF PRESENT FOR WET TOWELS
  - USE HOUSEHOLD CLEANERS ON ANY HARD SURFACES
  - REMOVE ANY MOLDY OR ROTTING FOOD
  - REMOVE GARBAGE REGULARLY
  - WIPE DOWN ANY AND ALL VISIBLE MOISTURE
  - WIPE DOWN WINDOWS AND SILLS IF MOISTURE PRESENT
  - INSPECT FOR LEAKS UNDER SINKS
  - CHECK ALL WASHER HOSES IF APPLICABLE
  - REGULARLY EMPTY DEHUMIDIFIER IF USED
- 
- **TENANT(S) SHALL REPORT IN WRITING:**
    - VISIBLE OR SUSPECTED MOLD
    - ALL A/C OR HEATING PROBLEMS OR SPILLAGE
    - PLANT WATERING OVERFLOWS
    - MUSTY ODORS, SHOWER/BATH/SINK/TOILET OVERFLOWS
    - LEAKY FAUCETS, PLUMBING, PET URINE ACCIDENTS
    - DISCOLORATION OF WALLS, BASEBOARDS, DOORS, WINDOW FRAMES, CEILING
    - MOLDY CLOTHING, REFRIGERATOR AND A/C DRIP PAN OVERFLOWS
    - MOISTURE DRIPPING FROM OR AROUND ANY VENTS, A/C CONDENSER LINES
    - LOOSE, MISSING OR FAILING GROUT OR CAULK AROUND TUBS, SHOWERS, SINKS, FAUCETS, COUNTERTOPS,

CLOTHES DRYER VENT LEAKS

- ANY AND ALL MOISTURE

**SMALL AREAS OF MOLD:** If mold has occurred on a small non-porous surface such as ceramic tile, formica, vinyl flooring, metal or plastic and the mold is not due to an ongoing leak or moisture problem. Tenant agrees to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then within 24 hours apply a non-staining cleaner such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine-scented), Tilex Mildew Remover, or Clorox Cleanup.

**TERMINATION OF TENANCY:** Owner or agent reserves the right to terminate the tenancy and TENANT(S) agree to vacate the premises in the event owner or agent in its sole judgment feels that either there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT(S) or other persons and/or TENANT(S) actions or inactions are causing a condition which is conducive to mold growth.

**INSPECTIONS:** TENANT(S) agree that Owner and/or Agent may conduct inspections of the unit at any time with reasonable notice.

**VIOLATION OF ADDENDUM:** IF TENANT(S) FAIL TO COMPLY WITH THIS ADDENDUM, Tenant(s) can be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes but is not limited to Tenant(s) failure to notify Owner or Agent of any mold, mildew or moisture problems immediately IN WRITING. Violation shall be deemed a material violation under the terms of the Lease, and owner or agent shall be entitled to exercise all rights and remedies it possesses against TENANT(S) at law or in equity and TENANT(S) shall be liable to Owner for damages sustained to the Leased Premises. TENANT(S) shall hold Owner and agent harmless for damage or injury to person or property as a result of TENANT(S) failure to comply with the terms of this addendum.

**HOLD HARMLESS:** If the premises is or was managed by an agent of the Owner, TENANT(S) agree to hold Agent and its employees harmless and shall look solely to the property Owner in the event of any litigation or claims concerning injury, damage or harm suffered due to mold or mildew.

**PARTIES:** THIS ADDENDUM IS BETWEEN THE TENANT(S) AND OWNER AND OR AGENT MANAGING THE PREMISES. THIS ADDENDUM IS IN ADDITION TO AND MADE PART OF THE LEASE AGREEMENT AND IN THE EVENT THERE IS ANY CONFLICT BETWEEN THE LEASE AND THIS ADDENDUM, THE PROVISIONS OF THIS ADDENDUM SHALL GOVERN.

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent: \_\_\_\_\_ Date: \_\_\_\_\_

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# LEASE ADDENDUM OPTION OF LIQUIDATED DAMAGES OR EARLY TERMINATION FEE

Tenant(s) Names:  
Property Address:

Unless all tenants initial after option 1 and sign below, option 2 will apply:

### OPTION 1

I (we) agree, as provided in the rental agreement, to pay \$ **0.00** (amount equal to 2 months' rent) as liquidated damages or an early termination fee if I (we) elect to terminate the rental agreement, and the landlord waives the right to seek additional rent beyond the month in which the landlord retakes possession.

Initial(s): \_\_\_\_\_

### OPTION 2

I (we) do not agree to liquidated damages or an early termination fee, and I (we) acknowledge that the landlord may seek damages as provided by law. Until the premises are leased to another tenant for a one-year term at the same rental rate of the original lease, the original tenant will remain bound to the original terms of the lease and pay to the landlord any rental monies due.

1. Landlord/owner agrees to use due diligence in identifying a replacement tenant as soon as is reasonably possible.
2. The Tenant will pay advertising cost incurred in the marketing of the premises.
3. The Tenant will pay any cleaning, repairs or cost incurred by the Landlord/owner and shall be rent responsible until said cleaning and repairs are completed.
4. The Tenant will reimburse Landlord/owner for any fees paid to a rental agent.
5. Any cost or loss of income incurred by the Landlord/Owner due to the tenant's early lease termination will be passed on to the tenant. Whatever legal means necessary will be undertaken to collect the unpaid monies.

Initial(s): \_\_\_\_\_

**I/we certify that I have read and understood and agreed to all the aforementioned terms and conditions of this contract.**

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent: \_\_\_\_\_ Date: \_\_\_\_\_



# INSURANCE ADDENDUM

(Liability Insurance Required by Tenant)

Tenant(s) Names:

This Insurance Addendum ("Addendum") to Property address:

(the "Lease") is made by and between Lessor and Tenant(s) for the Premises at the Rental Property identified in the Lease.

Tenant(s) agrees to obtain and maintain, at Tenant(s)'s sole expense, during the Term of the Lease and any subsequent renewal periods, a policy of personal liability insurance, which provides limits of liability to third parties in the amount not less than \$100,000 per occurrence (Insurance Requirement). At the Tenant(s)'s discretion, and sole expense, Tenant(s) may purchase an insurance policy covering Tenant(s)'s personal property or belongings; however, Tenant(s) is only required to meet the \$100,000 per occurrence liability insurance requirement. Such liability insurance does not protect Tenant(s) against loss or damage to Tenant(s)'s personal property or belongings-only a renter's insurance policy does this. Lessor also retains the right to hold Tenant(s)s' responsible for any losses in excess of Tenant(s)s' insurance coverage or for damages not covered.

Tenant(s) acknowledges that property or liability insurance maintained by Lessor may not protect Tenant(s) against personal injury, loss or damage to Tenant(s)'s personal property or belongings, or to cover Tenant(s) from Tenant(s)'s own liability from injury, loss or damage from fire or other negligent acts Tenant(s) (or Tenant(s) Occupant's or Guest(s) may cause others.

Tenant(s) acknowledges they are not considered a co-insured of the Lessor and not protected under Lessor's fire insurance. Tenant(s) also acknowledges that by not maintaining a policy of personal liability insurance, he/she may be liable to others, including, if applicable, Lessor, for loss or damage from fire or other negligent acts caused by the actions of Tenant(s) or any of Tenant(s)'s Occupants or Guests.

**Tenant(s) agrees to provide written proof of insurance coverage.** The insurance company is required to provide notice to Lessor within 30 days of any cancellation, non-renewal, or material change in Tenant(s)' coverage.

Tenant(s) hereby agrees with respect to personal liability insurance (**INITIAL**): \_\_\_\_\_ Tenant(s) agrees to maintain a policy of \$100,000 personal liability insurance from an insurance company of Tenant(s)'s choosing. If Tenant(s) elects to purchase the required personal liability insurance from a company, Tenant(s) will provide Lessor with written proof of compliance with this Insurance Addendum on or prior to the Commencement Date of this Lease, subsequent renewal periods and from time to time thereafter upon Lessor's request.

Tenant(s) acknowledges that failure to provide written proof and maintain the Insurance Requirement shall be a Default in accordance under the terms of the Lease, and Lessor shall be entitled to exercise all rights and remedies at law or in equity. In the event of any conflict between the terms of this Addendum and other terms of the Lease, the terms of this Addendum shall control. Any term that is capitalized but not defined in this Addendum that is capitalized and defined in the lease shall have the same meaning for purposes of this Addendum as it has the purpose of the Lease.

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent : \_\_\_\_\_ Date: \_\_\_\_\_



## VACATING PREMISES ADDENDUM

In order to assist you with vacating, we would like to provide you with a checklist of items that are your responsibility.

Notify all utilities and other services of your departure date so that arrangements for the final meter reading of your electric and disconnection of your cable service can be accomplished smoothly. **THIS DATE SHOULD BE THE SAME AS YOUR LEASE EXPIRATION DATE.**

Notify management of the details of your move; per your lease provide at least 30-day written notice to vacate in accordance with paragraph 3 of your lease, including with ALL tenant's signatures, forwarding address and reason for vacating. Your full cooperation in this matter will help us return your security deposit with as little delay as possible. Please call the office if you have any questions regarding your move.

**PREPARING YOUR RENTAL FOR VACATING** It is the wish of management to refund your security deposit to you in full after you vacate. We expect your rental, including appliances, carpet, bathrooms, kitchen, etc., to be left in the same good condition as when you moved in with the exception of normal wear and tear. PLEASE NOTE: DIRTY CONDITIONS ARE NOT NORMAL WEAR AND TEAR.

You were given the opportunity when you moved in to execute a "Move-In Inspection" form which management will also use to evaluate the condition of the rental when you vacate. The rental will be inspected and your security deposit returned less any charges for damages and/or fees within thirty (21) days from move out.

- Clean range thoroughly, including top and burners. To clean oven, use only products made for cleaning ovens, following the directions specifically. Be sure to leave all broiler pans and burner pans. Clean microwave thoroughly.
- Thoroughly clean refrigerator and freezer with warm water and mild detergent. Make sure all ice trays and racks are accounted for and any ice is thrown out and ice maker is in the off position.
- Clean tub and door, showerheads, especially gasket and drain area.
- Clean grill and blade and all exhaust fans where accessible. On range hoods remove and clean filter.
- Leave clean and clear of garbage.
- Ceramic tile, vinyl and hardwood floors –floors should be swept and cleaned to restore them to their original condition
- Carpeting should be vacuumed throughout. Any furniture indentions should be brushed up. All carpet must be professionally shampooed and spots removed. Feel free to contact the office for a recommendation of a professional service.
- All cabinets, shelves and drawers must be wiped clean. This includes the exterior and interior doors as well. Sinks and countertops must be clean and free of dirt and debris. **DO NOT USE ABRASIVE CLEANERS.** Showers, tubs, toilets, vanities (inside and out), medicine cabinets, mirrors and floors must be cleaned. **DO NOT USE ABRASIVE CLEANERS.**
- Restore color of walls to the original if applicable. **MANAGEMENT MUST APPROVE ALL REDECORATIONS.**
- Make sure all windows are cleaned inside and screens are undamaged. Patio doors should be cleaned inside and out.
- Replace all burned out bulbs and clean all globes.

**OTHER items that may result in possible charges for damages may include:**

- Replacement of light fixtures
- Broken windows or torn screens

- Keys not returned
- Cleaning of house or any room
- Scratched or damaged floors, walls, doors, etc.
- Repairing of excessive nail holes or large holes
- Removing wallpaper or borders
- Carpet not cleaned
- Damaged blinds or shears if provided
- Broken or cracked ceramic fixtures
- Broken mirrors
- Broken shower stall door, if provided
- Broken or missing shower curtain rod
- Broken towel bars, toothbrush holders, or paper holders
- Stopped up drains
- Broken toilet seat

**TRASH:** All trash is to be removed from the rental to the dumpster or side curb. You will be charged for trash and discarded furniture left in the rental, hallways or on the patio.

**EXAMPLES OF DAMAGE:** Please be advised that the following items could be charged against your security deposit at the conclusion of your residency if they require replacement, repair or cleaning.

This list is not all inclusive of the items that could be charged against your security deposit. Please refer to the Damaged Property Addendum for the actual charges that you could experience by leaving the rental in an unacceptable condition. We reserve the right to adjust the charges to reflect current repair costs, without notification.

**KEYS:** All keys including rental, security doors, mailbox, storage, recreational facilities, and garage door openers must be returned at the time of your move out date.

**PLEASE PROVIDE A FORWARDING ADDRESS IN YOUR NOTICE TO VACATE LETTER. IF YOU ARE UNSURE OF YOUR NEW ADDRESS AT THE TIME YOU GIVE YOUR NOTICE TO VACATE, THEN REMEMBER TO PROVIDE US WITH ONE BEFORE YOU VACATE. OUR GOAL IS TO RETURN YOUR DEPOSIT IN FULL IN A TIMELY MANNNER. NO FORWARDING ADDRESS WILL CAUSE DELAYS AND MAY RESULT IN AN UNDELIVERABLE ITEM FOR THE POST OFFICE.**

IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL OR STOP BY OUR PROPERTY MANAGEMENT OFFICE, WE ARE ALWAYS HAPPY TO BE OF ASSISTANCE.

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent \_\_\_\_\_ Date: \_\_\_\_\_





# BEDBUG ADDENDUM

This agreement is an addendum and part of the rental agreement dated \_\_\_\_\_ between \_\_\_\_\_, Owner/Agent and \_\_\_\_\_, Tenant(s) for the premises located at \_\_\_\_\_

- Residents acknowledge that the Owner/Agent has inspected the unit and is aware of no bedbug infestation.
- Residents claim that all furnishings and personal properties that will be moved into the premises are free of bedbugs. (Tenant Initials) \_\_\_\_\_ (Tenant Initials) \_\_\_\_\_ (Tenant Initials) \_\_\_\_\_ (Tenant Initials) \_\_\_\_\_

Resident(s) hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities:

1. Resident agrees to practice good housekeeping including the following: Removing clutter, keeping the dwelling clean, arranging furniture to limit bedbug hiding places, cover mattresses and box springs with zippered covers that are impermeable to bedbugs, and avoiding the use of appliances, electronics, and furnishings that have not been thoroughly inspected for the presence of bedbugs.
2. Check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bedbugs before re-entering your apartment. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit, inspect beds, bedding and upholstered furniture for signs of bedbug infestation.
3. Resident(s) shall report any problems immediately to Owner/Agent. Even a few bedbugs can rapidly multiply to create a major infestation that can spread to other units. Report maintenance needs immediately. Bedbugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bedbugs from room to room.
4. Resident(s) shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional may be called in to eradicate the problem. Your unit must be properly prepared for treatment. Residents(s) must comply with recommendations and requests from the pest control specialist prior to professional treatment including but not limited to:
  - Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners.
  - Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
  - Empty dressers, night stands and closets. Remove all items from floors; bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags must be disposed of properly.
  - Vacuum all floors, including inside closets. Vacuum all furniture including inside drawers and nightstands. Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discarding of properly.
  - Wash all machine-washable bedding, drapes, and clothing etc. on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the times are infested with bedbugs. Discard any items that cannot be decontaminated.
  - Move furniture toward the center of the room so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.
5. Tenant agrees to indemnify and hold the Owner/Agent harmless from any actions, claims, losses, damages and expenses including but not limited to attorneys' fees that Owner/Agent may incur as a result of the negligence of the Tenant(s) or any guest occupying or using the premises.
6. It is acknowledged that the Owner/Agent shall not be liable for any loss of personal property to the Tenant, as a result of an infestation of bedbugs. Tenant agrees to have personal property insurance to cover such losses.

By signing below, the undersigned Tenant(s) agree and acknowledge having read and understood this addendum.

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent \_\_\_\_\_ Date: \_\_\_\_\_



## SATELLITE DISH AND ANTENNA ADDENDUM

This agreement is an addendum and part of the rental agreement dated \_\_\_\_\_ between \_\_\_\_\_, Owner/Agent and \_\_\_\_\_, Tenant(s) for the premises located at \_\_\_\_\_.

Under the rules of the Federal Communications Commission (FCC), Owners/Agents may not prohibit the installation of satellite dishes and/or receiving antennas within leased premises. However, an Owner/Agent may impose reasonable restrictions relating to the installation and maintenance of any satellite dish and receiving antenna with which a resident must comply as a condition of installing such equipment.

Tenant agrees to comply with the following restrictions:

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 tenant dwelling or (2) in an area outside tenant dwelling such as resident balcony, patio, yard, etc. of which tenant 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 tenant for tenant's exclusive use. Allowable locations may not provide optimum signal. Owner/Agent is not required to provide alternate locations if allowable locations are not suitable.
3. **Safety and Non-Interference:** Satellite dish and antenna installation (1) must comply with reasonable safety standards, (2) may not interfere with Owner/Agent's cable, telephone, or electrical systems or those of neighboring properties. It may not be connected to Owner/Agent's telecommunications systems and may not be connected to Owner/Agent's electrical system except by plugging into a 110 Volt duplex receptacle.
4. **Outside Installation:** If 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 the tenant's leased premises (such as a balcony or patio railing), or (3) any other method approved by Owner/Agent. No other methods are allowed. Owner/Agent may require that Tenant block a satellite dish or antenna with plants, etc. so long as it does not impair Tenant's reception.
5. **Signal Transmission from Outside Installation:** If a satellite dish or antenna is installed outside a dwelling unit, signals may be transmitted to the interior of the Tenant'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 the 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 the Owner/Agent.
6. **Installation and Workmanship:** For safety purposes, Tenant must obtain Owner/Agent'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. Owner/Agent's approval will not be unreasonably withheld. Tenant must obtain any permits required by local ordinances for the installation and must comply with any applicable local ordinances and state laws. Tenant 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:** Tenant will have the sole responsibility for maintaining a satellite dish or antenna and all related equipment. Owner 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 Tenant when Tenant moves out of the dwelling. Tenant must also pay for any damages and for the cost of any repairs or repainting that may be reasonable necessary to restore the leased premises to its condition prior to the installation of a satellite dish or antenna and related equipment.
9. **Liability insurance and Indemnity:** Tenant is fully responsible for any satellite dish or antenna and related equipment. Tenant is required to provide evidence of liability insurance to protect Owner/Agent against claims of personal injury to others and property damage related to Tenant's satellite dish, antenna, and related equipment and must remain in force while satellite dish or antenna remains installed. Tenant agrees to defend, indemnify, and hold Owner/Agent harmless from the above claims by others.
10. **Deposit Increase:** The Owner reserves the right to increase the security deposit (in connection with having a satellite dish or antenna to help protect the Owner/Agent against possible repair costs, damages, or any failure to remove the satellite dish, antenna, and related equipment at the time of move out. A security deposit does not imply a right to drill into or alter the leased premises. In no case will the total amount of all security deposits Tenant pays to Owner/Agent be more than that which is allowed by law (two times the amount of rent for an unfurnished unit and three times the amount of rent for a furnished unit).
11. **When Tenant May Begin Installation:** Tenant may start installation of a satellite dish or antenna only after the Tenant has: (1) signed this addendum; (2) provided Owner/Agent with evidence of the liability insurance referred to in paragraph 9 of this addendum; (3) paid Owner/Agent the additional security deposit, if applicable, referred to in paragraph 10 of this addendum; and (4) received Owner/Agent's written approval of the installation materials and the person or company who will do the installation.
12. **HOA/CC&R's:** Tenant must comply with HOA rules and regulations in regards to satellite dishes and antennas where applicable and submit all required paperwork to the HOA for approval if required. Failure to abide by HOA rules/regulations may result in violations/fines that will be the responsibility of the Tenant. Any fines imposed by the HOA due to satellite dish or antenna violations will be charged to the tenant, all as additional rent.

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

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent: \_\_\_\_\_ Date: \_\_\_\_\_



## PET ADDENDUM

This agreement is an addendum and part of the rental agreement dated \_\_\_\_\_ between \_\_\_\_\_, Owner/Agent and \_\_\_\_\_, Tenant(s) for the premises located at \_\_\_\_\_.

The residential lease agreement is hereby amended by this Pet Addendum to grant consent to Tenant(s) to keep the described pet(s) on the leased premises provided the below listed conditions are abided by. The Tenant(s) agrees to the following:

1. Additional security deposit of \$0.00 is paid by Tenant(s). This sum may be used by Landlord to pay for any pet damage or for any other amounts due and owing under the terms of the lease agreement whether pet related or not upon Tenant(s) vacating the premises.
2. ONLY PETS SPECIFICALLY ON THIS AGREEMENT ARE ALLOWED AND SUCH PET MUST BE PRE-APPROVED PRIOR TO BRINGING PET ON THE PREMISES.
3. Pet(s) must be kept under control and on a leash at all times while it is outside of the premises. PETS ARE NOT ALLOWED TO RUN LOOSE AT ANY TIME.
4. Pet shall not be fed directly on the carpeting in the dwelling.
5. Tenant(s) agrees to comply with all applicable statutes, state, city and county ordinances, restrictions, owner's association rules and any other enforceable regulations regarding any pet.
6. Tenant agrees to keep all pets immunized and licensed in accordance with all city, state, and county ordinances.
7. In the event any pet(s) have offspring, Tenant(s) will be in immediate breach of this agreement.
8. In the event the pet dies, the rental price will not be altered. Tenant(s) is/are not automatically entitled to a new pet.
9. Domestic rodents, reptiles, amphibians, or birds, if allowed, must remain caged at all times.
10. If Pet is a fish (if allowed), the water container shall not be over \_\_\_\_\_ gallons and will be placed in a safe location of the dwelling.
11. Tenant(s) may be assigned a designated area to walk pet and Tenant(s) must walk pets in that area only. Tenant(s) are responsible for immediately cleaning up after pet(s) and must do so. Tenant(s) must provide and maintain an appropriate litter box if applicable. Pet(s) must not be tied or kept outside door, in the hallways or on the balcony or lanais, if applicable.
12. Tenant(s) will be responsible for FULL replacement and/or repair cost of carpet, walls, blinds, flooring or any other items damaged in any way by pet(s), including landscaping and other outside improvements. Tenant(s) also will be responsible for the full cost of any exterminating that may be required because of pet(s). Payment for damages, repairs, cleaning, replacements, etc. may be due immediately upon demand to retain the integrity of the property.
13. Tenant(s) 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 and to immediately remedy any complaints concerning the pet.
14. Tenant(s) agree that approval or denial of all pets(s) is at the sole discretion of owner or agent. Should the Tenant(s) fail to comply with any part of this Pet Agreement, or cause issue for any reason including but not limited to noise,

barking, disturbances, damage, threatening behavior towards other tenants(s) or employees of owner or agent, the Landlord reserves the right to revoke permission to keep the pet. In such event, the Tenant(s) agrees to permanently remove the pet from the Property upon receiving a thirty (30) Day written notice thereof from the Landlord; failure to comply with same shall be grounds for immediate termination of the Residential Lease Agreement. Tenant(s) agree that keeping a pet on the premises is a revocable privilege and not a right.

- 15. Tenant agrees that Landlord will not be responsible for the injury, harm, or death of the animal, and agrees to hold Landlord harmless for any damages suffered as a result of any harm caused on the animal or by the animal upon another person, guest, or employee. Tenant shall be responsible for the entire amount of all damages caused by the pet as well as the entire amount of any injury, to individuals or property. Tenant agrees to obtain a Pet Liability Policy that can be added as a rider to most renter insurance policies.

**I/WE ACCEPT SOLE FINANCIAL RESPONSIBILITY FOR THE ENTIRE AMOUNT OF ANY DAMAGES OR INJURY TO PERSONS OR PROPERTY THAT MAY OCCUR BECAUSE OF MY PET. I UNDERSTAND THAT VIOLATIONS OF ANY OF THESE RULES MAY BE GROUNDS FOR REMOVAL OF MY PET AND/OR TERMINATION OF MY TENANCY.**

**DESCRIPTION OF PET(S)**

Type: \_\_\_\_\_

Breed: \_\_\_\_\_ Weight: LBS. \_\_\_\_\_ Age: \_\_\_\_\_

Gender: \_\_\_\_\_ Spayed/Neutered? Yes No Declawed? Yes No

**DISCLOSURE CONCERNING PETS:**

\*Is Tenant aware of whether the pet(s) described under this addendum has ever bitten or injured another person or animal?  
Yes No If yes, explain \_\_\_\_\_

\*Is Tenant aware of whether the pet(s) described under this addendum has any propensity or predisposition toward aggression or to bite or injure any person or animal? Yes No If yes, explain \_\_\_\_\_

IN WITNESS THEREOF, Landlord has caused this Addendum to Lease Agreement to be executed by its duly authorized agent and Tenant(s) have executed this Agreement on the date below.

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent \_\_\_\_\_ Date: \_\_\_\_\_



# POOL RULES ADDENDUM

This agreement is an addendum and part of the rental agreement dated \_\_\_\_\_ between \_\_\_\_\_, Owner/Agent and \_\_\_\_\_, Tenant(s) for the premises located at \_\_\_\_\_.

1. Residents must abide by all HOA rules and regulations where applicable. Any fees incurred by the HOA due to violations of the rules/regulations will be the responsibility of the Resident and will be considered additional rent.
2. The pool is reserved exclusively for the use of residents of the dwelling and their guests.
3. Children under the age of fourteen (14) shall not use the pool without an adult in attendance.
4. No food may be served or eaten in or around the Pool area at any time without Landlord consent. Refreshments must be served in unbreakable containers.
5. No alcoholic beverages shall be served or consumed in or around the Pool area at any time. No person under the influence of alcoholic beverages is permitted in or near the Pool.
6. Running or jumping, "horseplay", fighting, boisterous or dangerous conduct, and/or any noisy behavior disturbing to other residents or neighbors, is forbidden around the Pool area.
7. No radios, record players, or other musical instruments may be used around the Pool area without Landlord consent.
8. Residents and their guests are required to be properly attired at all times, going to and from and in or around the Pool area.
9. Showering is required prior to using the Pool. Those using the Pool shall dry themselves off before leaving the Pool area.
10. Residents and guests will place their own towels over the Pool furniture when using suntan oil or other lotions.
11. No toys, inner tubes, or any other objects will be allowed in the Pool at any time.
12. Safety equipment is not to be used except in case of emergency.
13. **NO LIFEGUARD WILL BE ON DUTY.**  
Persons using the Pool facilities do so at their own risk.  
Owner/Agent is not responsible for accident or injury.  
Owner/Agent is not responsible for articles lost, damaged, or stolen.

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

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent \_\_\_\_\_ Date: \_\_\_\_\_