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RESIDENTIAL LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") made and entered into this ____ day of _____, 200__, between

_____, whose address is

_____ ("Lessor") and

_____ ("Lessee").

WITNESSETH:

WHEREAS, Lessor is the fee owner of certain real property (the "Premises") located in _____ County, California. The Premises street address is:

_____.

WHEREAS, Lessor desires to lease the Premises to Lessee upon the terms and conditions as contained herein; and

WHEREAS, Lessee desires to lease the Premises from Lessor on the terms and conditions as contained herein;

WHEREAS, the Premises are (circle one) UNFURNISHED / FURNISHED.
(See EXHIBIT A, attached hereto and made a part hereof).

The parties hereby agree as follows:

1. **TERM.** Lessor leases to Lessee and Lessee leases from Lessor the Premises together with any and all appurtenances thereto, for a term of _____ year(s) (the "Term"),

commencing on _____, 20__ and ending at 12 o'clock midnight on _____ 20__.

2. **RENT.** The total rent for the Term hereof is the sum of _____ DOLLARS (\$_____) ("Rent") payable on the ____ day of each month during the Term, in equal installments of _____ DOLLARS (\$_____). The first and last installments shall be paid upon the execution of this Agreement, the second installment to be paid on _____. All such payments shall be made to Lessor at Lessor's address as set forth in the preamble to this Agreement on or before the due date and without demand.

3. **DAMAGE DEPOSIT.** Upon the execution of this Agreement, Lessee shall deposit with Lessor the sum of _____ DOLLARS (\$_____) receipt of which is hereby acknowledged by Lessor as security for damage caused to the Premises during the Term hereof. The amount of Damage Deposit paid by Lessee shall, in no way, be construed so as to limit Lessor from recovering damages in excess of the Security Deposit amount. Such deposit shall be returned to Lessee, without interest, and less any offset for damages to the Premises upon the termination of this Agreement.

4. **USE OF PREMISES.** The Premises shall be used and occupied by Lessee and and up to _____ individuals consisting of _____ children under the age of 18 and _____ adults, exclusively, as a private single family dwelling, and no part of the Premises shall be used at any time during the Term of this Agreement by Lessee 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. Lessee shall not allow any other person, other than Lessee's immediate family, approved roommates, or transient relatives and friends who are guests of Lessee, to use or occupy the Premises without first obtaining Lessor's written consent to such use. Lessee shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.

5. **CONDITION OF PREMISES.** Lessee stipulates, represents and warrants that Lessee has examined the Premises, and that they are at the time of execution of this Lease in good order, repair, and

in a safe, clean and tenantable condition.

6. ASSIGNMENT AND SUB-LETTING. Lessee shall not assign this Agreement, or sublet or grant any license to use the Premises or any part thereof without the prior written consent of Lessor. Consent by Lessor to an 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 Lessor or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at Lessor's option, terminate this Agreement.

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

8. NON-DELIVERY OF POSSESSION. In the event Lessor cannot deliver possession of the Premises to Lessee upon the commencement of the Lease Term, through no fault of Lessor or its agents, then Lessor or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Lessor or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Lessee agrees to accept the demised Premises and pay the Rent herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Lessor or its agents, then this Agreement and all rights hereunder shall terminate.

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

10. UTILITIES. Lessee shall be responsible for arranging and paying for all utility services required on the Premises.

11. MAINTENANCE AND REPAIR; RULES. Lessee will, at its sole cost and expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the Term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Lessee shall:

(a) Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;

(b) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;

(c) Not leave windows or doors in an open position during any inclement weather;

(d) Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;

(e) Not cause or permit any additional locks or hooks to be placed upon any door or window without the prior written consent of Lessor;

(f) Keep all air conditioning filters clean and free from dirt;

(g) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Lessee shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Lessee;

(h) Lessee's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;

(i) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents;

(j) Deposit all trash, garbage, rubbish or refuse in the locations provided therefor and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements;

(k) Abide by and be bound by any and all rules and regulations affecting the Premises or the common area appurtenant thereto which may be adopted or promulgated by the Condominium or Homeowners' Association having control over them.

12. DAMAGE TO PREMISES. In the event the Premises are destroyed or rendered wholly untenable by fire, storm, earthquake, or other casualty not caused by the negligence of Lessee, this Agreement shall terminate from such event except for the purpose of enforcing rights that may have then accrued hereunder. The Rent provided for herein shall then be accounted for by and between Lessor and Lessee up to the time of such injury or destruction of the Premises, Lessee paying Rents up to such date and Lessor refunding Rents collected beyond such date. Should a portion of the Premises thereby be rendered untenable, the Lessor shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Lessor exercises its right to repair such untenable portion, the rent shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Lessor as speedily as practicable, after which the full Rent shall

recommence and the Agreement shall continue according to its Terms.

13. INSPECTION OF PREMISES. Lessor and Lessor's agents shall have the right, upon proper twenty-four hour notice to Lessee, at all reasonable times during the Term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon, and for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Lessor for the preservation of the Premises or the building. In the event Lessor or his agents determine that an emergency situation exists at the Premises, Lessor shall have the right to enter the Premises at will by any means Lessor deems suitable under the circumstances. Lessor and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, but do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.

14. SUBORDINATION OF LEASE. This Agreement and Lessee's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Lessor, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

15. LESSEE'S HOLD-OVER

a. With Consent. If Lessee remains in possession of the Premises with the consent of Lessor after the natural expiration of this Agreement, a new tenancy from month-to-month shall be created between Lessor and Lessee which shall be subject to all of the Terms and conditions hereof except that Rent shall then be due and owing at _____ DOLLARS (\$_____) per month and except that such tenancy shall be terminable upon Sixty (60) days written notice served by Lessor to Lessee if all Lessees have occupied the premises for a minimum of one (1) year or notice must be given in accordance with AB 1169 (Torrico), Stats. 2006, ch. 842.

b. Without Consent. In the event Lessee shall holdover after notice and termination of this Agreement, against Lessor's wishes, then the holdover rate shall be Two Hundred Percent (200%), per month, of the highest monthly Rent payable during the last Twelve (12) months of the Tenancy.

16. SURRENDER OF PREMISES. Upon the expiration of the Term hereof, Lessee shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted.

17. ANIMALS. Lessee shall be entitled to keep no more than _____ (____) domestic dogs, cats or birds; however, at such time as Lessee shall actually keep any such animal on the Premises, Lessee shall pay to Lessor a pet deposit of _____ DOLLARS (\$_____), _____ DOLLARS (\$_____) receipt of which is hereby acknowledged by Lessor, as security for any damage caused to the Premises during the Term hereof. Such deposit shall be returned to Lessee, without interest, and less any set off for damages to the Premises upon the termination of this Agreement.

18. WATER FILLED FURNITURE. Lessee shall not be allowed to maintain or have any water filled furniture on the premises.

19. QUIET ENJOYMENT. Lessee, upon payment of all of the sums referred to herein as being payable by Lessee and Lessee's performance of all Lessee's agreements contained herein and Lessee's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the Term hereof.

20. INDEMNIFICATION. Subject only to Lessor's gross negligence, Lessor shall not be liable for any damage or injury of or to the Lessee, Lessee's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Lessee hereby agrees to indemnify, defend and hold Lessor harmless from any and all claims or assertions of every kind and nature.

21. DEFAULT. If Lessee fails to comply with any of the material provisions of this Agreement, other than the covenant to pay Rent, or of any present rules and regulations or any that may be hereafter prescribed by Lessor, or materially fails to comply with any duties imposed on Lessee by statute, within seven (7) days after delivery of written notice by Lessor specifying the non-compliance and indicating the intention of Lessor to terminate the Lease by reason thereof, Lessor may terminate this Agreement.

If Lessee fails to pay Rent when due and the default continues for seven (7) days thereafter, Lessor may, at Lessor'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 Lessor at law or in equity and may immediately terminate this Agreement. All sums past due shall become rent and be due and payable and subject to all the other Rent Terms hereof.

22. LATE CHARGE. In the event that any payment required to be paid by Lessee hereunder is not made within three (3) days of when due, Lessee shall pay to Lessor, in addition to such payment or other charges due hereunder, a "late fee" in the amount of _____

(\$ _____) to cover costs and losses Lessor will incur as a result of Lessee's lateness.

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

24. ATTORNEYS' FEES. Should it become necessary for Lessor to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, Lessee agrees to pay all expenses so incurred, including reasonable attorneys fees, whether or not a court action has been filed.

25. RECORDING OF AGREEMENT. Lessee shall not record this Agreement on the Public Records of any public office. In the event that Lessee shall record this Agreement, this Agreement shall, at Lessor's option, terminate immediately and Lessor shall be entitled to all rights and remedies that it has at law or in equity.

26. GOVERNING LAW. This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of **California**.

27. SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor 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.

28. 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.

29. DESCRIPTIVE HEADINGS. The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or

obligations of the Lessor or Lessee.

30. CONSTRUCTION. The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.

31. NON-WAIVER. No indulgence, waiver, election or non-election by Lessor under this Agreement shall affect Lessee's duties and liabilities hereunder.

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

33. ADDITIONAL PROVISIONS.

a. Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

b. The Premises was/was not (circle one) built before 1978. If built prior to 1978, Premises may have lead paint remnants. Lead paint may be harmful to children and/or pets.

c. This Premises was/was not (circle one) built before 1981. If built prior to 1981, Premises may have asbestos remnants if asbestos has not been remediated or removed. Asbestos may cause cancer if come in contact with.

d. There is / is not (circle one) a known history of possible methamphetamine use on the Premises.

Lessor and Lessee agree that this lease, when filled out and signed, is a binding legal obligation.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

Lessee _____

Signature _____

Lessor _____

Signature _____

Additional disclosures that may be required in CA:

Notice of Ordnance Location: This property is located within one (1) mile of a former Federal or State Ordnance Location, identified by an agency or instrumentality of the federal or state government as an area once used for military training purposes which may contain potentially explosive munitions.

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EXHIBIT A

Additional Provisions for Lease of Furnished Premises

The premises described in this Residential Lease Agreement are leased furnished, to include all furnishes enumerated on the List of Furnishings, below, which is a part of this lease, signed by both parties and dated.

Landlord covenants that the leased premises are, to the best of his or her knowledge, clean, safe, sound and healthful and that there exists no violation of any applicable housing code, law or regulation of which he or she is aware.

Tenant agrees to take good care of the furniture, carpets, draperies, appliances and other household goods, and the personal effects of Landlord, and further agrees that he or she will deliver up same to Landlord in good condition at the end of the Term of this lease, normal wear and tear expected.

Tenant shall repair or replace, at Tenant's expense, all loss or damage to any of the listed furniture, carpets, draperies, appliances and other household goods, and personal effects of Landlord, whenever such damage or loss shall have resulted from Tenant's misuse, waste or neglect of said furnishings and personal effects of Landlord.

LIST OF FURNISHINGS

IN WITNESS WHEREOF, the parties hereby agree to the foregoing Exhibit A to the Residential Lease Agreement.

DATE: _____

Lessee

Lessor