

STATE OF CALIFORNIA

RESIDENTIAL LEASE AGREEMENT

LEASE FOR TERM - FIXED-TERM TENANCY

Prepared in compliance with California Civil Code §§1940–1954.05, the California Tenant Protection Act (AB 1482), AB 12 (2024), AB 747 (2026), AB 2347 (2025), and all applicable state mandatory disclosure requirements. Reviewed through 2026.

PREMISES ADDRESS	_____ _____	UNIT #	_____
CITY	_____	CA ZIP	_____
COUNTY	_____	APN	_____
COMMENCEMENT DATE	_____ __	EXPIRATION DATE	_____ _____
MONTHLY RENT (\$)	_____	SECURITY DEPOSIT (\$)	_____
LANDLORD / OWNER	_____ _____	PHONE	_____
PROPERTY MANAGER	_____ _____	PHONE	_____
TENANT NO. 1	_____ _____	TENANT NO. 2	_____ _____

ADDENDA INCORPORATED (all required as indicated): Addendum A — Move-In/Move-Out Checklist | Addendum B — Appliance Inventory | Addendum C — AB 1482 Notice (12-pt, tenant signature required) | Addendum D — Bedbug Disclosure (§1954.603) | Addendum E — Mold/Dampness Disclosure | Addendum F — Flood Hazard (§8589.45) | Addendum G — Smoking Policy (§1947.5) | Addendum H — Lead-Based Paint (pre-1978 only)

This Agreement is legally binding upon execution. Both parties are advised to read all terms and all Addenda carefully before signing. This document does not constitute legal advice — consult a licensed California real property attorney before execution.

THIS CALIFORNIA RESIDENTIAL LEASE AGREEMENT (this "Lease" or "Agreement") is entered into as of the Commencement Date set forth on the cover page, by and between the Landlord and Tenant(s) identified in Paragraph 1 below (collectively, the "Parties"). NOW, THEREFORE, in consideration of the mutual covenants herein, the Parties agree as follows:

1. PARTIES

1.1 Landlord / Owner.

Full Legal Name or Entity: _____

DBA / Trust Name (if applicable): _____

Mailing Address for Notices: _____

City, State, ZIP: _____

Telephone: _____

Email Address: _____

1.2 Property Manager / Authorized Agent (Cal. Civ. Code §1962).

Name of Manager / Management Company: _____

Address: _____

City, State, ZIP: _____

Phone: _____

Email: _____

Pursuant to Cal. Civ. Code §1962, Landlord must disclose in writing, before or at lease execution, the name and address of the person authorized to manage the Premises and to accept service of process, notices, and demands. The information above satisfies this requirement.

Cal. Civ. Code §1962 (landlord identity disclosure — mandatory before tenancy begins)

1.3 Tenant(s). Each adult who will reside in the Premises must be listed below and must sign this Lease. Each Tenant is jointly and severally liable for all obligations, including the full Monthly Rent:

Tenant No. 1 — Full Legal Name: _____

Tenant No. 2 — Full Legal Name (if applicable): _____

Tenant No. 3 — Full Legal Name (if applicable): _____

1.4 Minor / Non-Signing Occupants. The following minor children or other authorized occupants will reside in the Premises: _____ (or "None").

2. PREMISES

2.1 Demised Premises. Landlord leases to Tenant the property at:

Street Address: _____

Unit No.: _____

City: _____

State CA ZIP: _____

2.2 Property Type. (Check one):

- Single-Family Residence
- Condominium / Townhouse
- Apartment Unit in Multi-Unit Building
- Other: _____

2.3 Included Appurtenances. (Check all that apply):

- Parking Space(s): No. _____ (covered / uncovered — circle one)
- Garage: No. _____
- Storage: _____
- Laundry: On-site shared / In-unit / None (circle one)

2.4 Residential Use Only. The Premises shall be used solely as a private residential dwelling for the Tenant(s) and authorized occupants listed herein. No commercial, business, or non-residential use is permitted without Landlord's prior written consent.

2.5 Condition at Commencement. Landlord represents that, to Landlord's actual knowledge, the Premises is in habitable condition as of the Commencement Date and all material defects known to Landlord have been disclosed in writing prior to execution of this Lease (Cal. Civ. Code §1941).

Cal. Civ. Code §1941 (warranty of habitability)

3. LEASE TERM

3.1 Fixed Term. This Lease commences on _____ and expires on _____ at 11:59 p.m., unless sooner terminated pursuant to this Lease or applicable law.

3.2 Month-to-Month Conversion. If Tenant remains in possession after the Expiration Date with Landlord's written consent, tenancy converts to month-to-month. Either party may then terminate upon:

- **30 days'** written notice if Tenant has occupied the Premises for less than one (1) year; or
- **60 days'** written notice if Tenant has occupied the Premises for one (1) year or more (Cal. Civ. Code §1946.1).

3.3 Holding Over Without Consent. If Tenant remains after the Expiration Date without Landlord's written consent, Tenant shall be a tenant at sufferance at **150%** of the last Monthly Rent on a month-to-month basis. Landlord retains all remedies, including an unlawful detainer action. Under AB 2347 (eff. January 1, 2025), Tenant has **ten (10) court days** to respond to an unlawful detainer complaint.

3.4 Notice of Rent Increase (Cal. Civ. Code §827). For increases of **10% or less** (cumulative in any 12-month period): **30 days'** written notice. For increases of **more than 10%: 90 days'** written notice. **AB 1482 Covered Units:** For units subject to the Tenant Protection Act (§14 of this Lease), annual increases are capped at 5% + local CPI (max 10%). Any rent increase above the applicable AB 1482 cap is **void and unenforceable** — it is not cured by providing 90 days' notice. No more than two increases may be imposed in any 12-month period.

Cal. Civ. Code §1946.1 (termination notice); §827 (rent increase notice)

4. RENT

4.1 Monthly Rent. Tenant shall pay \$ _____ per month, due **in advance on the first (1st) day of each calendar month**, without demand, deduction, or offset except as expressly permitted by law.

4.2 Prorated First Month. If the Commencement Date is not the first of the month, the prorated rent for the partial first month is \$ _____, due upon execution of this Lease.

4.3 Payment Method.

- Personal Check
- Cashier's Check / Money Order
- Electronic / ACH / Zelle / Venmo
- Online Portal: _____

Payable to: _____

Payment Address / Portal URL: _____

4.4 Late Fee (Cal. Civ. Code §1671). California has no statutory grace period; however, courts have held that charging a late fee before rent is at least **five (5) calendar days** late is presumptively unreasonable. Accordingly, no late fee will be charged if rent is received within five (5) days of the due date. If rent remains unpaid after the fifth day, a late fee of \$ _____ shall be due. *Note: California does not impose a statutory percentage cap on late fees. The amount stated above must represent a reasonable estimate of Landlord's actual damages from late payment — excessive fees (courts have found fees above roughly 5–6% of monthly rent difficult to*

justify) are voidable as unliquidated penalties under §1671. Late fees must be reasonable and may not serve as punitive charges.

4.5 Returned Check / NSF Fee (Cal. Civ. Code §1719). First returned check: **\$25.00**. Each subsequent returned check: **\$35.00**. After one returned payment, Landlord may require all future payments by cashier's check or money order. These fees are not rent.

4.6 All Mandatory Fees Disclosed (AB 747, eff. January 1, 2026). Pursuant to AB 747, all mandatory recurring fees charged in connection with this tenancy must be disclosed upfront in this Lease and in any advertising for the Premises. The following fees (in addition to Monthly Rent) apply to this tenancy:

- Parking Fee: \$_____ per month
- Storage Fee: \$_____ per month
- Pet Fee (monthly): \$_____ per month
- Trash / RUBS Utility Fee: \$_____ per month
- Other: _____ \$_____
- No additional mandatory fees apply to this tenancy.

Cal. Civ. Code §1671 (late fees — reasonableness standard); §1719 (NSF fees: \$25 / \$35); AB 747 (mandatory fee disclosure, eff. Jan. 1 2026)

5. SECURITY DEPOSIT

CALIFORNIA AB 12 SECURITY DEPOSIT CAPS — EFFECTIVE JULY 1, 2024 (Cal. Civ. Code §1950.5, as amended)

General Rule — All Landlords: Maximum deposit = **1 month's rent**, regardless of whether the unit is furnished or unfurnished.

Small Landlord Exception: A landlord who (1) is a natural person OR a limited liability corporation in which ALL members are natural persons, AND (2) owns no more than 2 residential rental properties that collectively include no more than 4 dwelling units offered for rent statewide, may charge up to **2 months' rent** (furnished or unfurnished).

■ **Service Member Exception (§1950.5(c)(4)(B)):** The small landlord 2-month exception does NOT apply if the prospective tenant is an active service member. For active service members, the maximum deposit is always **1 month's rent**, regardless of landlord size.

Pet deposits, key deposits, cleaning fees, last month's rent, and ALL other advance charges count toward the applicable cap. Non-refundable security fees are prohibited — any lease clause purporting to make a deposit non-refundable is void (§1950.5(n)).

5.1 Landlord Classification. (Check one — must be accurate):

- Large Landlord (owns >2 properties OR >4 total units statewide, OR is a corporation/REIT/LLC with corporate member). Maximum de
- Small Landlord (natural person or all-natural-person LLC, ≤2 properties AND ≤4 total units statewide). Maximum deposit = 2 months' r

5.2 Deposit Amount. Tenant has deposited \$ _____ as a Security Deposit. This amount does not exceed the applicable cap above (Cal. Civ. Code §1950.5, as amended by AB 12, eff. July 1, 2024).

5.3 Permissible Deductions (Cal. Civ. Code §1950.5(b); AB 2801). Landlord may deduct from the Security Deposit only: (a) unpaid rent; (b) cleaning costs *reasonably necessary* to return the Premises to the same level of cleanliness it was in at the inception of the tenancy, exclusive of ordinary wear and tear; (c) repair of damage beyond normal wear and tear caused by Tenant or Tenant's guests; and (d) other amounts due under this Lease as permitted by law. Normal wear and tear may not be deducted. **Landlord may NOT charge Tenant for professional carpet cleaning or other professional cleaning services as a standard practice or a lease requirement — such charges are only permissible if reasonably necessary to restore the Premises to its move-in condition, exclusive of ordinary wear and tear (AB 2801, Cal. Civ. Code §1950.5(e)).** Materials and supplies may only be charged at a reasonable amount necessary to restore the Premises to its move-in condition.

5.4 Return and Itemized Statement (Cal. Civ. Code §1950.5(g); AB 414, eff. Jan. 1, 2026). Within **twenty-one (21) calendar days** after Tenant surrenders possession (returning keys), Landlord shall: (a) return the full Security Deposit; or (b) deliver: (i) the remaining balance after deductions; (ii) an itemized statement of deductions with cost detail; and (iii) copies of receipts or invoices for any repair or cleaning charges exceeding **\$125.00**. If work is not complete within 21 days, Landlord may provide a good-faith estimate and deliver final receipts within 14 days of completion. **Electronic Return (AB 414):** If Landlord received rent or the Security Deposit from Tenant electronically, Landlord must return the remaining deposit electronically — unless both parties agree in writing to a different method. The parties may designate the refund method and agree to email delivery of the itemized statement at any time during the tenancy, including at lease signing. When multiple adult Tenants are on this Lease, the deposit balance must be returned as a **single payment to all adult Tenants** unless all adult Tenants agree in writing to an alternative arrangement.

5.5 Pre-Move-Out Inspection (Cal. Civ. Code §1950.5(f)). Upon Tenant's written or verbal request, Landlord must conduct a pre-move-out inspection not earlier than two (2) weeks before the Expiration Date (or the date Tenant intends to vacate). Landlord must give Tenant at least **48 hours' advance written notice** of the date and time of the inspection; Tenant may waive the 48-hour notice in writing. At the conclusion of the inspection, Landlord must provide Tenant with an itemized written statement identifying any conditions that, if not remedied, will result in deductions from the Security Deposit. **The itemized statement must contain the following statutory language:** 'This is not an exhaustive list of the deductions that may be made from the security deposit.' If Tenant is not present at the inspection, the statement must be left inside the Premises. Tenant then has the opportunity to remedy those conditions before vacating. **Landlord may not deduct from the Security Deposit for any condition identified during the inspection that Tenant was not given the opportunity to cure** — except for conditions that arise after the inspection or that could not reasonably have been identified at the time of inspection.

5.6 Photograph Requirements — AB 2801 (Cal. Civ. Code §1950.5; Three Separate Deadlines).

- **Move-In Photos (Eff. July 1, 2025 — new tenancies):** For all tenancies commencing on or after July 1, 2025, Landlord must photograph the unit immediately before, or at the inception of, the tenancy to document its baseline condition. Photos must clearly depict the condition of each area. Landlord shall

provide copies to Tenant at move-in; if photos and the written checklist differ, the photos govern.

- **Move-Out Photos (Eff. April 1, 2025):** Within a reasonable time after Tenant returns possession — and *before* any repairs or cleaning begin — Landlord must photograph the unit's post-tenancy condition.
- **Post-Repair / Post-Cleaning Photos (Eff. April 1, 2025):** If any deduction is made for repairs or cleaning, Landlord must also take photographs after completing the work. All three sets (move-in, move-out, post-repair/clean) must be included with the itemized deduction statement.

Photos may be provided by mail, email, flash drive, or a link to a viewable website. Landlord must retain all photos for at least **four (4) years** and make them available to Tenant upon request. **If Landlord in bad faith fails to comply with the photo requirements, Landlord forfeits the right to claim any amount from the Security Deposit (Cal. Civ. Code §1950.5(l)).**

5.7 Bad Faith Withholding — Penalty. A Landlord who in bad faith fails to return the Security Deposit or provides a false itemization is liable for the Security Deposit amount plus statutory damages up to **twice** the amount wrongfully withheld, plus actual damages (Cal. Civ. Code §1950.5(l)).

5.8 Domestic Violence Exception. Landlord may not deduct from the Security Deposit for damage caused by Tenant's abuser, provided Tenant did not invite the abuser onto the Premises.

Cal. Civ. Code §1950.5 as amended by AB 12 (eff. July 1, 2024); AB 2801 (photos: move-out/repair eff. Apr. 1 2025; move-in eff. July 1 2025; 4-yr retention); AB 414 (eff. Jan. 1 2026 — electronic return default; email itemization; single multi-tenant payment)

6. UTILITIES AND SERVICES

6.1 Allocation. Responsibility for each utility is allocated as checked below. Tenant shall establish utility accounts in Tenant's own name before the Commencement Date for all items allocated to Tenant.

Utility / Service	Landlord	Tenant	Split	N/A
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Gas / Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash and Recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internet / Cable / Satellite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawn / Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pest Control (routine)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6.2 Shared / Master-Meter Utility Disclosure. If utilities are billed through a shared meter, Landlord shall disclose in writing how charges are allocated. If Tenant is charged separately for water from rent, Landlord must disclose an estimate of the monthly water bill (average of three of the past six months) — see Addendum or attachment.

6.3 Utility Interruption Prohibited (Cal. Civ. Code §789.3). Landlord may not willfully interrupt, terminate, or cause the interruption of gas, heat, water, electricity, or other essential services as a means of enforcing this Lease or inducing Tenant to vacate. Statutory penalty: **\$100 per day** for each day utilities are interrupted, plus actual damages and attorneys' fees.

Cal. Civ. Code §789.3 (utility interruption — \$100/day + damages)

7. MAINTENANCE, HABITABILITY, AND REPAIRS

7.1 Warranty of Habitability (Cal. Civ. Code §1941). Landlord warrants that the Premises is fit for human occupation throughout the tenancy. The warranty is non-waivable. Landlord shall maintain the Premises in compliance with applicable building and health codes, including: effective waterproofing; adequate plumbing and hot/cold running water; proper heating; freedom from vermin; and clean, safe common areas.

7.2 Repair and Deduct (Cal. Civ. Code §1942). If a condition materially affecting health or safety is not repaired within a reasonable time (generally 30 days, sooner for emergencies) after Tenant's written notice, Tenant may have the repair made by a licensed contractor and deduct the cost from rent up to one (1) month's rent. Tenant may exercise this remedy no more than twice in any twelve-month period and must vacate the Premises for the repair only if necessary.

7.3 Tenant's Maintenance Obligations. Tenant shall: (a) keep the Premises clean and sanitary; (b) properly use all fixtures and appliances; (c) promptly notify Landlord in writing of conditions needing repair; and (d) not cause damage beyond normal wear and tear.

7.4 Smoke and Carbon Monoxide Detectors. Landlord shall install and maintain operable smoke detectors in each sleeping room and outside each sleeping area, and carbon monoxide detectors on each floor level and outside each sleeping area where required by law (Cal. Health & Safety Code §13113.7; §17926). Tenant shall test detectors at move-in, notify Landlord of any malfunction, and not remove or disable any detector. Tenant is responsible for replacing batteries as needed.

Cal. Civ. Code §1941 (habitability); §1942 (repair and deduct); Cal. H&SC; §13113.7 (smoke); §17926 (CO detectors)

8. LANDLORD'S RIGHT OF ENTRY

8.1 Advance Notice Required (Cal. Civ. Code §1954). Landlord may enter the Premises only for lawful purposes (repairs, inspection, showing to prospective tenants or buyers, emergency) and must provide Tenant with **at least 24 hours' written notice** before entry. Notice may be personally delivered or left near the main entry. Entry must be during normal business hours (8 a.m.–6 p.m., Monday–Friday; Saturdays as locally accepted), or at any hour for emergencies. Entry without proper notice is unlawful and may constitute harassment.

8.2 Emergency Entry. Landlord may enter without prior notice in genuine emergencies threatening life or property (fire, flood, gas leak, structural failure). Landlord shall notify Tenant in writing of such entry as soon as reasonably practicable thereafter.

8.3 Quiet Enjoyment (Cal. Civ. Code §1927). Landlord covenants that Tenant shall peacefully hold and enjoy the Premises during the Lease Term. Repeated uninvited entry or harassment constitutes constructive eviction and may entitle Tenant to terminate this Lease.

Cal. Civ. Code §1954 (24-hr notice required — statutory); §1927 (quiet enjoyment)

9. ALTERATIONS AND IMPROVEMENTS

9.1 Written Consent Required. Tenant shall not make any alteration, addition, improvement, or installation to the Premises without Landlord's prior written consent. All approved work shall comply with applicable codes and permits.

9.2 Restoration. Landlord shall notify Tenant in writing at least 30 days before the Expiration Date whether approved alterations must be removed and the Premises restored. Absent such notice, approved alterations need not be removed.

9.3 Reasonable Modifications — Disability. Tenant with a disability may request in writing reasonable modifications at Tenant's expense to afford full enjoyment of the Premises (Fair Housing Act; 42 U.S.C. §3604; Cal. Gov't Code §12955). Landlord shall respond within 30 days.

10. ASSIGNMENT AND SUBLETTING

10.1 Consent Required (Cal. Civ. Code §1995.210). Tenant shall not assign this Lease or sublet all or any portion of the Premises without Landlord's prior written consent in each instance. Landlord may withhold consent on reasonable grounds.

10.2 Request Procedure. Tenant shall submit a written request with the proposed assignee's or subtenant's full name, current address, employer, income, and references. Landlord shall respond within a reasonable time, not to exceed a commercially reasonable period.

10.3 Continuing Liability. Any permitted assignment or subletting shall not release original Tenant from liability unless Landlord expressly agrees in writing. Unauthorized subletting constitutes a material breach of this Lease and just cause for eviction under AB 1482.

Cal. Civ. Code §1995.210 (subletting)

11. PETS

11.1 Pet Policy. (Check one):

No pets of any kind are permitted on the Premises.

Pets are permitted on the following terms:

Approved pet(s) — Type / Breed / Weight / Name: _____

Refundable Pet Deposit (\$) [counts toward AB 12 cap]: _____

Monthly Pet Rent (\$/month) [must disclose per AB 747]: _____

11.2 Service and Assistance Animals. Service animals and emotional support animals are not 'pets' and are not subject to pet deposits, fees, breed restrictions, or size limits under the Fair Housing Act and California FEHA (Cal. Gov't Code §12926). Tenant shall submit a written request; Landlord shall respond within 30 days.

12. PROHIBITED CONDUCT

12.1 Restrictions. Tenant, occupants, and guests shall not:

- Engage in any unlawful conduct on or about the Premises;
- Create a nuisance or materially interfere with neighbors' quiet enjoyment;
- Conduct any business without Landlord's written consent;
- Permit unauthorized persons to reside in the Premises for more than _____ consecutive days or _____ days in any 12-month period;
- Store hazardous, flammable, or illegal materials on the Premises;
- Violate the Smoking Policy set forth in Addendum G.

13. DEFAULT AND REMEDIES

13.1 Events of Default by Tenant. Tenant is in default upon:

- Failure to pay rent when due — Landlord may serve a **3-Day Notice to Pay Rent or Quit**;
- Material breach of a non-monetary covenant — Landlord may serve a **3-Day Notice to Perform Covenant or Quit**;
- Conducting an illegal activity on the Premises — Landlord may serve a **3-Day Notice to Quit** (no cure period);
- Creating a nuisance — 3-Day Notice to Quit.

NOTICE: SELF-HELP EVICTION IS A CRIMINAL OFFENSE IN CALIFORNIA

Cal. Civ. Code §789.3 prohibits Landlord from: changing or adding locks; removing doors or windows; removing Tenant's personal property; or interrupting, cutting off, or causing the interruption of any utility service, including gas, water, or electricity — as a means of enforcing this Lease or recovering possession.

Statutory damages for violation: \$100 per day for each day of violation, plus actual damages, punitive damages, and Tenant's attorneys' fees. Landlord may also face criminal prosecution.

All evictions must proceed through a formal Unlawful Detainer action filed in Superior Court. Under AB 2347 (eff. Jan. 1, 2025), Tenant has **10 court days** to respond to an unlawful detainer complaint.

13.2 Duty to Mitigate (Cal. Civ. Code §1951.2). If Tenant vacates the Premises before the Expiration Date in breach of this Lease, Landlord must make reasonable efforts to re-let the Premises at fair market value. Tenant is liable for rent only during the period the Premises remains vacant despite Landlord's commercially reasonable re-letting efforts, plus costs of re-letting.

13.3 Attorneys' Fees (Cal. Civ. Code §1717). If this Lease contains an attorneys' fees clause favoring one party, California law makes it automatically reciprocal — the prevailing party in any Lease dispute is entitled to recover reasonable attorneys' fees and court costs.

Cal. Civ. Code §789.3 (self-help eviction — \$100/day); §1951.2 (mitigation); §1717 (reciprocal attorneys' fees); AB 2347 (10-day response to UD complaint)

14. AB 1482 — TENANT PROTECTION ACT (JUST CAUSE & RENT CAP)

MANDATORY AB 1482 NOTICE — 12-POINT FONT REQUIRED BY LAW (Cal. Civ. Code §§1946.2, 1947.12)

See Addendum C for the full mandatory 12-point notice that must be signed by Tenant. The following is a summary:

COVERED UNITS: 'California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.'

EXEMPT UNITS: If this property is a single-family home or condo owned by a natural person (not a REIT, corporation, or LLC with a corporate member), and a proper exemption notice is provided, the exemption language from §§1947.12(d)(5) and 1946.2(e)(8) must appear in Addendum C.

14.1 AB 1482 Coverage. (Check one — must be accurate):

- COVERED:** This unit is subject to AB 1482 rent caps and just cause eviction requirements. See Addendum C for mandatory notice.
- EXEMPT:** This property meets the following exemption (check basis of exemption):
- Single-family home / condo owned by a natural person (not REIT, corp, or LLC with corporate member), and proper written exemption notice provided
 - Certificate of Occupancy issued within the past 15 years (rolling window)
 - Subject to a local rent ordinance more restrictive than AB 1482

- Student dormitory, hotel, hospital, or other exempt category
- Other: _____

14.2 Rent Increase Cap (Covered Units). For units subject to AB 1482, annual rent increases are capped at **5% plus the local Consumer Price Index (CPI) percentage change, not to exceed 10%**. No more than two increases per 12-month period. The applicable CPI region for this property is: _____ . Current cap for 2025–2026: approximately 5% + regional CPI (see California Apartment Association for current figures). AB 1482 is scheduled to expire January 1, 2030.

14.3 Just Cause for Eviction (Covered Units). After all Tenants have occupied the unit for 12 months, or at least one Tenant for 24 months, Landlord must have one of the following just causes to terminate the tenancy. **CRITICAL: The mere expiration of a fixed-term lease or rental agreement is NOT just cause to terminate a tenancy under AB 1482 (Cal. Civ. Code §1946.2(a)).** Landlord may not refuse to renew a tenancy solely because the lease term has ended:

At-Fault Just Cause (no relocation assistance): Nonpayment of rent; material breach of lease after notice and opportunity to cure; criminal activity on the Premises; nuisance; subletting without consent; refusal to sign a written renewal of similar terms; employee/licensee occupancy ends; refusal to allow lawful entry.

No-Fault Just Cause (relocation assistance required — see §14.4): (a) Owner or qualifying family member move-in (see §14.5 for SB 567 requirements); (b) withdrawal from rental market (Ellis Act — 120 days' notice, or 1 year for seniors/disabled); (c) substantial remodel requiring vacancy (must be necessary, not cosmetic — landlord must provide comparable temporary housing or relocation assistance); (d) compliance with government order; (e) demolition.

14.4 Relocation Assistance — No-Fault Evictions. For no-fault just cause terminations, Landlord must provide relocation assistance equal to one (1) month's rent by either: (a) **direct payment within 15 calendar days** of serving the termination notice; or (b) a **written waiver of the final month's rent** delivered before the rent due date. Landlord must state in the notice which option applies and the specific amount. If Landlord fails to comply with the notice requirement, the notice is void.

14.5 Owner / Family Move-In — SB 567 Requirements (Eff. April 1, 2024). For owner or qualifying family member move-in evictions, ALL of the following conditions apply:

- **Lease provision or written agreement required:** For leases signed or renewed on or after July 1, 2020, the lease must contain a provision permitting owner move-in, OR the tenant must separately agree in writing to the termination. Without this, an owner move-in eviction is not permitted.
- **90-day move-in deadline:** The owner or qualifying family member must actually move into the unit as their primary residence within **90 days** after the tenant vacates.
- **12-month occupancy requirement:** The owner or family member must continuously reside in the unit as their primary residence for at least **12 consecutive months**.

- **Good-faith compliance required:** The Landlord must intend and actually complete the move-in. Failure to occupy within 90 days or to maintain 12-month residency creates a rebuttable presumption of bad faith.

14.6 Penalties for Willful AB 1482 Violations (Cal. Civ. Code §1946.2(h); SB 567). A Landlord who *willfully* violates the just cause, rent cap, or owner move-in requirements of AB 1482 — including evicting a tenant under a false or pretextual no-fault ground, or failing to comply with SB 567 owner move-in conditions — is liable to the tenant for: (a) actual damages; (b) reasonable attorneys' fees and court costs; and (c) enhanced damages up to **three (3) times the tenant's actual damages** if the court finds the landlord acted willfully or with oppression, fraud, or malice. These rights are non-waivable.

Cal. Civ. Code §§1946.2, 1947.12 (AB 1482, eff. Jan. 1, 2020, expires Jan. 1, 2030; amended by SB 567 eff. Apr. 1, 2024); §1946.2(a) (lease expiration is not just cause); §1946.2(h) (3x damages for willful violation)

15. STATUTORY EARLY TERMINATION RIGHTS

15.1 Military Duty (50 U.S.C. §3955 — SCRA). A servicemember who receives deployment orders for 90+ days or a Permanent Change of Station order may terminate this Lease upon **30 days' written notice** plus a copy of the military orders. The Security Deposit shall be returned in full for a Premises surrendered in good condition.

15.2 Domestic Violence / Sexual Assault / Stalking / Human Trafficking (Cal. Civ. Code §1946.7). A Tenant who is a victim of domestic violence, sexual assault, stalking, or human trafficking may terminate this Lease upon **14 days' written notice** accompanied by: (a) a copy of a temporary restraining order, protective order, or police report; or (b) a written statement from a qualified third party (medical professional, domestic violence counselor, licensed social worker, or attorney). No ongoing rent obligation accrues after the 14-day notice period. Landlord may not disclose the basis for termination to third parties. Tenant's right under this section is non-waivable.

15.3 Uninhabitable Premises / Constructive Eviction. If Landlord fails to repair a material habitability defect after written notice and a reasonable opportunity to repair, Tenant may vacate and terminate this Lease without further rent obligation (Cal. Civ. Code §1942).

50 U.S.C. §3955 (SCRA); Cal. Civ. Code §1946.7 (DV/SA/stalking — 14-day notice); §1942 (constructive eviction)

16. SUBORDINATION; NON-DISTURBANCE; ATTORNMENT

16.1 Subordination. This Lease is subject and subordinate to all present and future mortgages, deeds of trust, and other encumbrances on the building or land, and all renewals thereof.

16.2 Non-Disturbance. Tenant's right of possession shall not be disturbed so long as Tenant is not in default, even if a lender or superior interest holder succeeds to Landlord's interest.

16.3 Attornment. If any superior interest holder succeeds to Landlord's interest, Tenant shall attorn to such successor and recognize it as Landlord under this Lease.

17. REQUIRED DISCLOSURES**17.1 Lead-Based Paint Disclosure (42 U.S.C. §4852d).**

- Built BEFORE 1978 — Landlord has provided: (1) EPA Lead Disclosure form; (2) EPA pamphlet 'Protect Your Family from Lead in Your Home'; (3) EPA pamphlet 'Protect Your Family from Lead in Your Home' in Spanish.
- Built in 1978 or later — lead paint disclosure not required.

Known lead-based paint hazards (or 'None Known'): _____

42 U.S.C. §4852d; Residential Lead-Based Paint Hazard Reduction Act of 1992

17.2 Mold and Dampness Disclosure (Cal. Health & Safety Code §§26147-26148). See Addendum E.

Known mold conditions at the Premises: _____ (or "None Known").
Landlord has provided or will provide Tenant with the California Department of Public Health booklet on mold. Tenant shall promptly report moisture, water damage, or suspected mold in writing.

17.3 Bedbug Disclosure (Cal. Civ. Code §1954.603). See Addendum D. Landlord represents that the Premises is free of bedbug infestation as of the Commencement Date. Tenant must read and sign the Bedbug Disclosure Addendum before taking possession.

17.4 Flood Hazard Disclosure (Cal. Gov't Code §§8589.45 and 8589.7). See Addendum F. This disclosure must be in a minimum 8-point font. Check all that apply:

- Premises IS in a FEMA Special Flood Hazard Area (SFHA / 100-year floodplain). Flood insurance is strongly recommended. See Addendum F.
- Premises IS in a FEMA Moderate Flood Hazard Area (500-year floodplain, Zone X-shaded).
- Premises is subject to an Irrigation District Flood Hazard Area designation (Cal. Gov't Code §8589.7).
- Premises has experienced flooding per Landlord's actual knowledge. Description: _____
- Premises is NOT in any designated flood hazard area and has not flooded, to Landlord's actual knowledge.

Note: Standard renters' insurance does NOT cover flood damage. Flood insurance is available through FEMA's NFIP (www.floodsmart.gov). Landlord makes no representation regarding the availability or cost of flood insurance for this Premises.

17.5 Asbestos Disclosure (29 C.F.R. §1926.1101; Cal. law). (Check one):

- Building constructed before 1979. Known or suspected asbestos: _____ (or 'None Known').
- Building constructed in 1979 or later. Asbestos disclosure not applicable.

17.6 Megan's Law / Sex Offender Registry (Cal. Civ. Code §2079.10a; Cal. Penal Code §290.46). 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. This statement is required in every California residential lease.

17.7 Death on Premises (Cal. Civ. Code §1710.2). Landlord must disclose any death that occurred in the unit within the past three (3) years, unless the death was HIV/AIDS-related. (Check one):

- No death has occurred in this unit within the past three years.
- A death occurred in this unit. Description: _____

17.8 Smoking Policy Disclosure (Cal. Civ. Code §1947.5). See Addendum G. Landlord must disclose in writing whether smoking is permitted on the Premises. (Check one):

- Smoking of any kind is PROHIBITED in all areas of the Premises and within _____ feet of the entry.
- Smoking is permitted in the following areas only: _____

17.9 Military Ordinance / Former Ordinance Location (Cal. Civ. Code §1940.7). (Check one):

- The Premises is NOT within one mile of a known former federal or state ordinance location.
- The Premises IS within one mile of the following former ordinance location: _____

17.10 Demolition Permit (Cal. Civ. Code §1940.6). (Check one):

- No demolition permit has been applied for or issued for this building.
- A demolition permit has been applied for or issued. Expected date: _____

17.11 Methamphetamine / Fentanyl Contamination (Cal. Health & Safety Code §25400.28). Landlord discloses: _____ (or "No known contamination").

17.12 Pest Control Disclosure (Cal. Bus. & Prof. Code §8538). If Landlord has a regular pest control service, Tenant must be informed. (Check one):

- No regular pest control service in use.
- Regular pest control provided by: _____ Pesticides used: _____ Schedule: _____

17.13 Proposition 65 / Carcinogenic Materials (Cal. Health & Safety Code §25249.6). If the building or Premises contains substances listed on the Prop 65 list and Landlord has 10 or more employees, a warning must be provided. (Check one):

- No known Prop 65 substances on the Premises.
- Prop 65 warning applicable. See attached notice.

Cal. Civ. Code §1710.2 (death); §1940.6 (demolition); §1940.7 (ordinance); §1947.5 (smoking); §2079.10a (Megan's Law); Cal. H&SC; §25400.28 (meth/fentanyl)

18. TENANT RIGHTS AND LANDLORD OBLIGATIONS

18.1 Anti-Retaliation (Cal. Civ. Code §1942.5). Landlord may not retaliate against Tenant by increasing rent, decreasing services, serving a notice of termination, or threatening any of the foregoing because Tenant has: (a)

exercised a legal right; (b) complained about habitability; (c) filed a government complaint; or (d) organized with other tenants. A court shall presume retaliation if adverse action is taken within **180 days** of Tenant's protected activity.

18.2 Fair Housing / Non-Discrimination. Landlord shall not discriminate against Tenant on the basis of race, color, religion, sex, national origin, ancestry, disability, marital status, familial status, sexual orientation, gender identity or expression, source of income (including housing vouchers), or any other class protected by the Fair Employment and Housing Act (FEHA), Cal. Gov't Code §12955, or applicable local law.

18.3 Source of Income (Cal. Gov't Code §12955). Landlord may not refuse to rent to, or discriminate against, a Tenant on the basis of the Tenant's source of income, including Section 8 / Housing Choice Vouchers. If Tenant holds a housing voucher, Landlord must cooperate with the applicable housing authority's inspection and rent determination process.

18.4 Right to Organize (Cal. Civ. Code §1942.8). Tenant has the right to organize with other tenants and to participate in tenant organizations without interference, threat, or retaliation by Landlord.

18.5 Domestic Violence Non-Discrimination. Landlord shall not discriminate against Tenant based on Tenant's status as a victim of domestic violence, sexual assault, or stalking, or on account of exercising rights under Cal. Civ. Code §1946.7.

Cal. Civ. Code §1942.5 (anti-retaliation — 180 days); §1942.8 (tenant organizing); Cal. Gov't Code §12955 (FEHA — source of income)

19. GENERAL PROVISIONS

19.1 Notices. All notices shall be in writing and deemed delivered upon: (a) personal delivery; (b) first-class or certified mail; (c) overnight courier; or (d) electronic transmission with consent per Cal. Civ. Code §1633.1 et seq. (UETA). Service by mail adds two (2) calendar days to any response deadline.

19.2 Governing Law and Venue. This Lease is governed by California law. Any legal action arising from this Lease shall be brought in the Superior Court of the county in which the Premises is located.

19.3 Severability. If any provision is held invalid or unenforceable, it shall be modified to the minimum extent necessary to make it enforceable, and all remaining provisions shall remain in full force.

19.4 Entire Agreement. This Lease and all signed Addenda constitute the entire agreement of the Parties and supersede all prior negotiations. Modifications require a signed written addendum by both Parties.

19.5 Waiver. No failure or delay in exercising any right shall constitute a waiver. Acceptance of partial or late rent shall not constitute a waiver of any breach or of Landlord's right to receive full rent when due.

19.6 Waterbeds (Cal. Civ. Code §1940.5). Tenant shall not install a waterbed without Landlord's written consent. If permitted, Tenant must maintain waterbed liability insurance in an amount specified by Landlord.

19.7 Landlord's Right to Assign. Landlord may sell, transfer, or assign Landlord's interest in the Premises. Upon any such transfer, the transferee shall assume all obligations of Landlord under this Lease.

19.8 Counterparts; Electronic Signatures. This Lease may be executed in counterparts. Electronic signatures are legally valid under the California Uniform Electronic Transactions Act (Cal. Civ. Code §§1633.1–1633.17).

19.9 Addenda. The following Addenda are attached, incorporated herein, and form part of this Lease. Both Parties must sign each Addendum:

- Addendum A — Move-In / Move-Out Condition Checklist
- Addendum B — Appliance and Fixture Inventory
- Addendum C — AB 1482 Notice (12-pt font, tenant signature required — Cal. Civ. Code §§1946.2, 1947.12)
- Addendum D — Bedbug Disclosure (Cal. Civ. Code §1954.603) — REQUIRED for every tenancy
- Addendum E — Mold / Dampness Disclosure (Cal. H&SC §§26147-26148)
- Addendum F — Flood Hazard Disclosure (Cal. Gov't Code §8589.45)
- Addendum G — Smoking Policy Disclosure (Cal. Civ. Code §1947.5)
- Addendum H — Lead-Based Paint Disclosure (pre-1978 buildings only)
- Addendum I — CC&Rs / HOA Rules (if applicable)
- Addendum J — Pet Agreement (if applicable)
- Addendum K — _____ (Other)

Cal. Civ. Code §1940.5 (waterbeds); §§1633.1–1633.17 (UETA e-signatures); §1962 (landlord identity disclosure)

20. EXECUTION

IN WITNESS WHEREOF, the Parties have executed this California Residential Lease Agreement as of the Commencement Date stated on the cover page. By signing below, each Party acknowledges having read and understood this entire Agreement and all attached Addenda.

LANDLORD / OWNER

Signature: _____

Printed Name: _____

Title / Capacity (if entity): _____

Date: _____

TENANT NO. 1

Signature: _____

Printed Name: _____

Date: _____

TENANT NO. 2 (if applicable)

Signature: _____

Printed Name: _____

Date: _____

TENANT NO. 3 (if applicable)

Signature: _____

Printed Name: _____

Date: _____

NOTARY PUBLIC (optional — California does not require notarization for residential leases to be valid and enforceable)

State of California, County of _____

On _____ before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument.

Notary Signature: _____ My Commission Expires: _____

This template reflects California law audited through 2026, including AB 12, AB 1482, AB 747, and AB 2347. It does not constitute legal advice. Both Parties are strongly advised to consult a licensed California real property attorney before execution. Local ordinances (Los Angeles, San Francisco, Oakland, San Jose, etc.) may impose additional requirements.

ADDENDUM A

MOVE-IN / MOVE-OUT CONDITION CHECKLIST

Cal. Civ. Code §1950.5(f): Landlord must offer a pre-move-out inspection 2 weeks before vacatur and provide an itemized list of conditions. Tenant may remedy conditions before leaving to avoid deductions. Both Parties must co-sign this form at move-in and move-out. Codes: E =

Excellent | G = Good | F = Fair | P = Poor | N/A = Not Applicable

Premises Address and Unit: _____

Landlord / Manager: _____

Tenant Name(s): _____

Move-In Date: _____

Move-Out Date / Pre-Move-Out Inspection Date: _____

Area / Item	Move-In	Notes / Damage Move-In	Move-Out	Notes / Damage Move-Out
Entry / Foyer — Walls, Ceiling, Floor				
Living Room — Walls, Ceiling				
Living Room — Floor / Carpet				
Dining Room — Walls, Ceiling, Floor				
Bedroom 1 — Walls, Ceiling				
Bedroom 1 — Floor / Carpet				
Bedroom 2 — Walls, Ceiling (if any)				
Bedroom 2 — Floor (if any)				
Bedroom 3 — Walls, Ceiling (if any)				
Bedroom 3 — Floor (if any)				
Kitchen — Walls, Ceiling				
Kitchen — Floor / Tile				
Bathroom 1 — Walls, Ceiling, Floor				
Bathroom 2 — Walls, Ceiling, Floor (if any)				
Entry Door, Frame, Deadbolt				
Interior Doors and Hardware				
Closet Doors and Tracks				

Windows and Screens				
Window Locks / Latches				
Light Fixtures — All Rooms				
Ceiling Fans (if any)				
Electrical Outlets and Switches				
Kitchen — Countertops				
Kitchen — Cabinets, Drawers				
Kitchen — Sink and Faucet				
Kitchen — Garbage Disposal				
Kitchen — Stove / Range				
Kitchen — Oven				
Kitchen — Refrigerator				
Kitchen — Dishwasher				
Kitchen — Microwave				
Bathroom — Toilet(s)				
Bathroom — Sink(s) and Faucet(s)				
Bathroom — Tub / Shower				
Bathroom — Tile, Grout, Caulk				
Bathroom — Exhaust Fan(s)				
HVAC / Heating System				
Air Conditioning (if any)				
Washer / Dryer (if included)				
Water Heater				
Smoke Detector(s) — Location(s): _____				
CO Detector(s) — Location(s): _____				
Garage / Carport				
Storage Area				
Yard / Patio / Balcony				
Exterior Entry				
Pool / Spa / Hot Tub (if applicable)				

Additional Notes / Pre-Existing Conditions:

Landlord / Manager Signature: _____

Date: _____

Tenant No. 1 Signature: _____

Date: _____

Tenant No. 2 Signature (if applicable): _____

Date: _____

ADDENDUM B

APPLIANCE AND FIXTURE INVENTORY

Inventory of all appliances and fixtures included with the Premises. Both Parties must co-sign. Codes: E = Excellent | G = Good | F = Fair | P = Poor

Premises Address and Unit: _____

Date of Inventory: _____

Appliance / Fixture	Make / Model	Serial No.	Included?	Move-In Cond.	Move-Out Cond.
Refrigerator			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Stove / Range			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Oven (if separate)			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Dishwasher			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Microwave Oven			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Garbage Disposal			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Washer			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Dryer			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Air Conditioner (window)			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Central A/C Unit			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Heating / Furnace			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Water Heater			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Ceiling Fan(s)			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Light Fixtures (built-in)			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Window Blinds / Shades			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Smoke Detector(s)			<input type="checkbox"/> Yes <input type="checkbox"/> No		
CO Detector(s)			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Fire Extinguisher			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Garage Door Opener			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Pool Equipment (if any)			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other: _____			<input type="checkbox"/> Yes <input type="checkbox"/> No		

Other: _____			<input type="checkbox"/> Yes <input type="checkbox"/> No		
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Landlord / Manager Signature: _____

Date: _____

Tenant No. 1 Signature: _____

Date: _____

Tenant No. 2 Signature (if applicable): _____

Date: _____

ADDENDUM C

TENANT PROTECTION ACT NOTICE — AB 1482

Cal. Civ. Code §§1946.2 and 1947.12 — Required 12-point font — Tenant signature mandatory for tenancies commencing or renewed on or after July 1, 2020

COVERED UNIT NOTICE

(Use this notice if the property IS subject to AB 1482)

California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.

EXEMPT UNIT NOTICE

(Use this notice if the property is EXEMPT from AB 1482 — single-family home / condo owned by natural person, building <15 years old, or other exempt category)

This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12(d)(5) and 1946.2(e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

BASIS OF COVERAGE / EXEMPTION: (Landlord must check one in Paragraph 14.1 of the Lease and ensure accurate notice above is provided.)

Premises Address and Unit: _____

Landlord / Manager Signature: _____ Date: _____

Tenant No. 1 Signature: _____ Date: _____

Tenant No. 2 Signature (if applicable): _____ Date: _____

IMPORTANT: This notice must be in at least 12-point font and must be signed by all tenants. For tenancies beginning or renewed on or after July 1, 2020, this notice must be part of the lease or a separate signed addendum. Failure to provide this notice means the unit will be treated as COVERED under AB 1482 even if it is otherwise exempt.

ADDENDUM D

BEDBUG DISCLOSURE

California Civil Code §1954.603 — Required for every tenancy

California law requires this disclosure to be provided to all tenants before they sign a rental agreement.

Premises Address and Unit: _____

LANDLORD'S DISCLOSURE:

Landlord represents that as of the date of this Lease, the Premises and the building in which it is located, to Landlord's actual knowledge, is free of any known or suspected bedbug (*Cimex lectularius*) infestation.

Landlord has provided or will provide Tenant with the following information about bedbugs:

- Bedbugs are parasitic insects that feed on blood. They are not a sign of uncleanliness and can be introduced to a unit from many sources.
- Bedbugs are usually 1–5 mm in size, reddish-brown, oval, and flat.
- Signs of infestation include rust-colored spots on mattresses, a musty odor, and bites on the skin (which are not diagnostic).
- Tenant must immediately notify Landlord in writing if Tenant suspects a bedbug infestation. Landlord has the duty to address the infestation.
- Tenant may not unilaterally use pesticides or pest-control services without written Landlord approval.

TENANT'S ACKNOWLEDGMENT:

By signing below, Tenant acknowledges: (a) having received and read this Bedbug Disclosure; (b) that the Premises is represented to be free of bedbugs as of the Commencement Date; and (c) that Tenant will promptly notify Landlord in writing upon discovering any suspected bedbug infestation.

Landlord / Manager Signature: _____

Date: _____

Tenant No. 1 Signature: _____

Date: _____

Tenant No. 2 Signature (if applicable): _____

Date: _____