



CENTRAL STATE TYPING SERVICE
1407 SUNRISE AVENUE
MODESTO, CA 95350

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1. PROPERTY OWNER INFORMATION

The property title held in a Trust Corporation Partnership

Full legal name of owner (*ownership as listed on deed*): _____

Owner address: _____

Owner phone number (s) : _____

Property manager information: if this is being handled by someone other than the owner:

Name of manager/agent: _____

Manager/agent address: _____

Manager/agent phone number (s) : _____

Payment must be made payable to: _____

And be delivered to _____

_____, Between the hours of _____ am/pm
and _____ am/pm , _____ through _____. (*Days ie: Monday
through Friday*)

24 hour drop box/slot

The owner/agent's phone number is: _____

For direct deposit payments: Bank Name: _____

Account Number: _____

OTHER ACCEPTABLE PAYMENT METHODS (IE: ZELL, VENMO:

OTHER INFORMATION OR ITEMS TO BE INCLUDED IN RENTAL AGREEMENT:

2. TENANT INFORMATION

Property address _____

unit # _____, City _____, zip code _____

Single Family Home Roommate Duplex/Tri-Plex/Apartment or more than 1 unit on the Parcel

Tenant(s) (financially responsible/18 yrs and older): 1. _____

2. _____ 3. _____

4. _____ 5. _____

Other occupant (s) (minors/not financially responsible) : 1. _____

2. _____ 3. _____

4. _____ 5. _____

3. PERSONAL PROPERTY INCLUDED: Gas Stovetop Electric Stovetop Gas Stove/oven range Electric Stove/oven range

Wall Oven Double Oven Refrigerator Microwave Exhaust Fan Dishwasher Washer Dryer

Garbage Disposal Shed/storage Detached Spa Water Softener Septic Well Water Assisted Animal

Other: _____ Other: _____ Other: _____

Other: _____

4. TERM

Month-To-Month Move in Date: _____

Lease: Expires _____ Move in Date: _____

5. AB 1482 DISCLOSURES: This property is Separately Alienable From Any Other Dwelling Unit This property is Subject to AB 1482 rent caps and just cause (more than 1 unit on the parcel)

6. RENT: Monthly Rent Charge: _____ Due Date: _____

Late fee Date: _____ (ie: if paid after the 5th) Late fee amount _____ (ie: 6%)

7. SECURITY DEPOSIT: _____

8. PARKING IS PERMITTED: _____

9. ADDITIONAL ITEMS: charcoal grill Gas Grill Satellite Dish Installation Home Warranty Pool Spa Pool Service-Chemical Only Pool Service-full Section 8 Alarm Pets

10. UTILITIES: The following utilities are provided by Landlord: Water

Sewer Garbage Gas Electric Front Landscaping Back Landscaping Cable Internet

Other: _____ Other: _____

11. INSURANCE: Tenant required to carry Liability Insurance in the amount of \$100,00.00 or _____

No Insurance required

12. DISCLOSURES: Water Heater Strapped Smoke Detectors Installed CO Detector Installed Asbestos

Year Built: _____ Mold Bedbugs in Unit Bedbugs in complex (other units)

Methamphetamine contamination Other: _____ Other: _____

13. PEST SERVICE: Pest service provided Pest Company: _____ How Often: _____

14. GUARANTOR/CO-SIGNER:

Name: _____

Address: _____

Phone: _____ E-Mail: _____

15. HOME OWNERS ASSOCIATION AND/OR OTHER INFORMATION:

LEASE/RENTAL AGREEMENT PREPARATION AGREEMENT



THIS AGREEMENT APPLIES TO ALL LEASE/RENTAL AGREEMENTS PREPARED FOR KELLY CRUZ AND ALL EMPLOYEES, SUCCESSORS, AFFILIATES ASSIGNES, BUSINESS ENTITIES OWNED/PARTIALLY OWNED, MANAGED AND OR AFFILIATED WITH KELLY CRUZ FOR LEASES PREPARED BETWEEN JUNE 20, 2020 THROUGH JUNE 19, 2021.

DISCLOSURE: CRUZ AND CLOVER PARTNERSHIP AND CENTRAL STATE TYPING SERVICE AND/OR EMPLOYEES/ REPRESENTATIVES CANNOT PROVIDE LEGAL ADVICE, INTERPRETATION AND/OR OTHER ADVICE/INFORMATION THAT EXCEEDS THE KNOWLEDGE, EDUCATION OR EXPERIENCE REQUIRED TO OBTAIN A REAL ESTATE LICENSE. WE ARE MERELY A TYPING COMPANY. YOU ARE STRONGLY ADVISED TO SEEK LEGAL, TAX, INSURANCE, AND/OR OTHER DESIRED ASSISTANCE FROM APPROPRIATE PROFESSIONALS.

IT IS THE RESPONSIBILITY OF THE CLIENT TO REVIEW ALL DOCUMENTATION AND/OR PRODUCTS FOR ERRORS AND ACCURACY.

BY SIGNING BELOW, I, _____(PROPERTY OWNER/LANDLORD), AGREE UNDER THE TERMS OF THIS AGREEMENT TO HEREBY RELEASE AND FOREVER DISCHARGE CRUZ AND CLOVER PARTNERSHIP AND CENTRAL STATE TYPING SERVICE , INCLUDING THEIR AGENTS, EMPLOYEES, SUCCESSORS AND ASSIGNS, AND THEIR RESPECTIVE HEIRS, PERSONAL REPRESENTATIVES, AFFILIATES, SUCCESSORS AND ASSIGNS, AND ANY AND ALL PERSONS, FIRMS OR CORPORATIONS LIABLE OR WHO MIGHT BE CLAIMED TO BE LIABLE, WHETHER OR NOT HEREIN NAMED, NONE OF WHOM ADMIT ANY LIABILITY TO THE UNDERSIGNED, BUT ALL EXPRESSLY DENYING LIABILITY, FROM ANY AND ALL CLAIMS, DEMANDS, DAMAGES, ACTIONS, CAUSES OF ACTION OR SUITS OF ANY KIND OR NATURE WHATSOEVER, WHICH YOU NOW HAVE OR MAY HEREAFTER HAVE, ARISING OUT OF OR IN ANY WAY RELATING TO ANY AND ALL INJURIES AND DAMAGES OF ANY AND EVERY KIND, TO BOTH PERSON AND PROPERTY, AND ALSO ANY AND ALL INJURIES AND DAMAGES THAT MAY DEVELOP IN THE FUTURE, AS A RESULT OF OR IN ANY WAY RELATING TO THE FOLLOWING:

RENTAL AGREEMENT PREPARATION

IT IS UNDERSTOOD AND AGREED THAT THIS AGREEMENT IS MADE AND RECEIVED IN FULL AND COMPLETE SETTLEMENT AND SATISFACTION THE CAUSES OF ACTION, CLAIMS, AND DEMANDS MENTIONED HEREIN; THAT THIS RELEASE CONTAINS THE ENTIRE AGREEMENT BETWEEN THE PARTIES; AND THAT THE TERMS OF THIS AGREEMENT ARE CONTRACTUAL AND NOT MERELY A RECITAL. FURTHERMORE, THIS RELEASE SHALL BE BINDING UPON THE UNDERSIGNED, AND HIS RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS. THIS RELEASE SHALL BE SUBJECT TO AND GOVERNED BY THE LAWS LOCATED IN THE STATE OF THE PROPERTY OWNER/LANDLORD AS LISTED BELOW.

DISPUTE RESOLUTION:

MEDIATION: PROPERTY OWNER/LANDLORD AND CRUZ AND CLOVER PARTNERSHIP, CENTRAL STATE TYPING SERVICE AGREE TO MEDIATE ANY DISPUTE OR CLAIM ARISING BETWEEN THEM OUT OF THIS AGREEMENT, OR ANY RESULTING TRANSACTION BEFORE RESORTING TO ARBITRATION OR COURT ACTION. MEDIATION FEES, IF ANY, SHALL BE DIVIDED EQUALLY AMONG THE PARTIES INVOLVED. IF, FOR ANY DISPUTE OR CLAIM TO WHICH THIS PARAGRAPH APPLIES, ANY PARTY (I) COMMENCES AN ACTION WITHOUT FIRST ATTEMPTING TO RESOLVE THE MATTER THROUGH MEDIATION, OR (II) BEFORE COMMENCEMENT OF AN ACTION, REFUSES TO MEDIATE AFTER A REQUEST HAS BEEN MADE, THEN THAT PARTY SHALL NOT BE ENTITLED TO RECOVER ATTORNEY FEES, EVEN IF THEY WOULD OTHERWISE BE AVAILABLE TO THAT PARTY IN ANY SUCH ACTION.

ADVISORY: IF PROPERTY OWNER/LANDLORD AND CRUZ AND CLOVER PARTNERSHIP, CENTRAL STATE TYPING SERVICE DESIRE TO RESOLVE DISPUTES ARISING BETWEEN THEM RATHER THAN COURT, THEY CAN DOCUMENT THEIR AGREEMENT BY ATTACHING AND SIGNING AN ARBITRATION AGREEMENT.

ATTORNEY FEES: IN ANY ACTION, PROCEEDING OR ARBITRATION BETWEEN PROPERTY OWNER/LANDLORD AND CRUZ AND CLOVER PARTNERSHIP, CENTRAL STATE TYPING SERVICE, THE PREVAILING OWNER OR PROPERTY MANAGER SHALL BE ENTITLED TO REASONABLE ATTORNEY FEES AND COSTS FROM THE NON-PREVAILING PARTY NOT TO EXCEED \$1,000.00.

I, _____(PROPERTY OWNER/LANDLORD), AGREE UNDER THE TERMS OF THIS AGREEMENT .

NANCY CRUZ AS AGENT FOR CRUZ AND CLOVER PARTNERSHIP, CENTRAL STATE TYPING SERVICE

PROPERTY OWNER/LANDLORD NAME

X

PROPERTY OWNER/LANDLORD SIGNATURE

X

SIGNATURE

Date Signed

Date Signed