

- Property SFL LLC Terminology
CALIFORNIA RESIDENTIAL LEASE AGREEMENT

THIS LEASE AGREEMENT hereinafter known as the "Lease" is entered into this ____ day of _____, 20____, by and between _____ with mailing address at _____ hereinafter known as the "SFL Property Management Firm" and _____, _____ hereinafter known as the "Visitor(s)."

WHEREAS, the Property Management Firm desires to lease the Property defined herein under the terms and conditions as set forth herein; and

WHEREAS, the Visitor(s) desires to lease the Property defined herein from the Property Management Firm under the terms and conditions set forth herein.

NOW THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

PROPERTY. The Property Management Firm manages property and contacts owner for improvements located at _____ (hereinafter referred to as the "Property").

LEASE TERM. This Lease shall commence on ____ day of _____, 20____, and end on ____ day of _____, 20____ (hereinafter referred to as the "Term"), unless otherwise terminated in accordance with the provisions of the Lease. Upon the end of the Term, Visitor (s) shall vacate the Property and deliver the same to the Property Management Firm unless:

- the Lease is formally extended by the Property Management Firm and the Visitor (s) in a writing signed by both parties; or
- the Property Management Firm willingly accepts Rent from the visitor (s) for a period beyond the original Term. Where the Property Management Firm accepts Rent for a period beyond the original Term, without a formal extension agreed to in writing by both parties, a month-to-month tenancy will be created.
- A minimum of 21 days notice by the visitor needs to be given in writing to the Property Management Firm to extend the upcoming 30 day rental term. We welcome extensions.

____ Initial

RENT. The Visitor (s) shall pay to Property Management Firm the sum of \$_____ per month (hereinafter referred to as "Rent") for the duration of the Term of the Lease. The Rent shall be payable on or before every ____ day of the month (hereinafter referred to as the "Due Date"), notwithstanding that the said date falls on a weekend or holiday.

- Late Rent.** If Rent is not paid within __3__ days of the Due Date, \$30/day__ up to a maximum of \$300 or __10__ % of the Rent past due shall be applied for every day Rent is late or 5 occurrence Rent is late. If this is abused it can be grounds for termination of this lease.
- Returned Checks.** In the event that a check intended as payment for Rent is dishonoured for whatever reason, the same shall be considered as Late Rent with the late fee being payable on the same. The Rent shall be considered past due and a late fee of \$__25 for the first returned check or non-sufficient funds and \$35 for any

additional returned check or non-sufficient fund. If you do not pay rent it is a breach of your rental agreement and you could be given a 3-day notice to pay or quit.

- C. **Application of payments.** Whenever there are different sums owed by the Visitor to the Property Management Firm, any payment shall be applied first to those obligations other than rent including but not limited to association/community dues, Late Fee, repairs chargeable to the Visitor, and other charges notwithstanding any notations or specifications made by the Visitor on the application of any payment paid to the Property Management Firm.
- D. **Rent Increases.** The Rent payable shall not be increased or otherwise modified during the Term of this Lease. Any increase in Rent shall only take effect after the expiration of the Term provided in this Lease. Any increase in Rent to take effect upon renewal or extension of the Term of this Lease must be preceded by a _____ - day notice of the same from the Property Management Firm to the Visitor.

_____ Initial

SECURITY DEPOSIT. The Visitor shall handover to the Property Management Firm the amount of \$_____ as Security Deposit upon the execution of this Lease (the "Security Deposit"). The receipt of such Security Deposit is hereby acknowledged by the Property Management Firm who undertakes to hold the same in compliance applicable laws, rules and regulations. Both the Security Deposit and the first months rent are required upon signing and a minimum of 3 days before moving into the property.

- A. **Deductions.** Upon the termination of the Lease, the Property Management Firm may deduct the following from the Security Deposit:

- Unpaid rent;
- Late fees of \$30 per day starting on the 3rd day up to \$300 maximum, if this is abused it can be grounds for termination of the lease.
- Return Check fee of \$25 for the first returned check / NSF, non-sufficient funds and \$35 for each additional returned check / NSF, non-sufficient fund amount.
- Unpaid utilities
- Cost of repairs beyond ordinary wear and tear;
- Cleaning fee if necessary upon termination of the lease
- Early Termination Fee, after 14 day grace period, the fee will be one month's rent. The total number of days of occupancy by the visitor (s) will be prorated from the deposit and a delisting marketing cost _____ will be deducted from the deposit, also.
- Brokerage fees
- locks and keys in the event keys are not returned upon termination of the tenancy
- If Visitor vacates or abandons the premises prior to the end of the Term, for daily rent equal to 1/30th of the Total Monthly Rent for each day rent is unpaid until the end of the Term or until Owner re-rents the premises, whichever event occurs first.
- Within 30 days after Visitor vacates the premises, Owner will furnish Visitor with an itemized statement of the amount of the security received, and the basis for and disposition of such security, and shall return any remaining portion of such security to Visitor. Owner shall bill Visitor for amounts expended which result in a deficiency in Visitor's security deposit, which deficiency Visitor agrees to pay Owner upon receipt of such deficiency statement. Interest will not be paid on the security deposit unless required by law.
- Others_____;

- B. **Return.** The Security Deposit or the balance thereof shall be returned by the Property Management Firm to the Visitor within 30 days after the termination of the Lease or in

accordance with the applicable law on Security Deposit, whichever is sooner. In the event that the Property Management Firm shall make any allowable deduction, the Property Management Firm shall provide the visitor with an itemized list of all deductions made specifying the amounts and the respective expenses to which the Security Deposit or parts of it was applied.

- C. **Visitor's Forwarding Address:** Upon vacating the Property any and all notices, communication and any other delivery may be made to the Visitor's forwarding address at:
- D. If you are not comfortable for any reason you have 10 days in which to make the Property Management Firm aware in writing to terminate the lease. The rent will be prorated for the number of days occupied at the unit and the visitor will then get the remainder of the monthly rent. In addition, the clause for the deposit and any refund remains the same as stated in the Security Deposit Section of this lease.
- E. For any reason, and should local, state and federal regulations, Home Owner's Associations regulations, Building Owner's regulations and the Property Management's regulations, so the contract between them changes, making the Property Management Firm's premises unavailable for renting, the Property Management Firm shall not be held financially accountable to visitor (s) for any losses financial or otherwise, due to the need of the visitor (s) to seek new housing accommodations. Where and whenever possible, the visitor shall receive a minimum of 30 days notice of such an event, but should this length of time not be given to the Property Management Firm, it shall be the sole responsibility of the visitor to seek new accommodations in the same length of time, as has been made aware to the Property Management Firm and all losses financial and otherwise, shall be the responsibility of the visitor.

_____ Initial

USE OF PROPERTY. The Property as defined herein shall be for the sole and exclusive use and occupation by the Visitor(s) and same's exclusive family namely:

1. _____;
2. _____;
3. _____;
4. _____;
5. _____.

Any Guest(s) of the Visitor(s) shall not be allowed to stay beyond 30 days without the consent of the Property Management Firm. The Property shall be used solely and exclusively as a residence and single-family dwelling. The Property or any part of it shall not be used for any business, profession, vocation or trade of any kind. The Visitor(s) undertake to abide by any and all applicable laws, statutes and rules covering the Property.

_____ Initial

CONDITION. The Visitor stipulates that The Property has been examined and that the Property is in good repair and is livable.

RENTER'S INSURANCE. *Property Management Firm is not liable to Visitor, guest, or occupant for personal injury, damage to or loss of personal property (furniture, jewelry, clothing, etc.) from fire, flood, water leaks, rain, hail, smoke, ice, explosions, interruptions of utilities, criminal conduct including theft, burglary, assault, vandalism or other crimes, acts of God, or other causes unless caused by Property Management Firm's negligence. **Property Management Firm does not carry insurance for Visitor's benefit. Property Management Firm requires Visitor to secure own insurance to protect against the above situations.** Visitor will submit written proof of such coverage, add Property Management Firm as "additional insured", and will maintain such coverage at all times during the term of the LEASE. Visitor is required to have minimum \$1 million liability insurance coverage. Visitor agrees to maintain such coverage in full*

force and effect for the full term of this LEASE, including any extensions or renewals thereof, and to provide sufficient proof of insurance coverage annually to Property Management Firm and at Property Management Firm's request.

_____ Initial

ASSIGNMENT. Under this Lease:

☐ **Subletting Not Allowed.** The Visitor acknowledges that this Lease is not transferrable and that the Visitor may not assign the Lease, any part of the Lease or any of the rights or obligations herein. The visitor shall not sublet, sublease or otherwise grant any other party any license or right in relation to the Property or this Lease. Any license, assignment sublease or agreement in violation of this clause shall be null and void with not legal force whatsoever.

_____ Initial

RIGHT OF ENTRY. The Property Management Firm shall have the right to enter the Property during normal working hours by providing at least 24 hours notice in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The Property Management Firm may exhibit the Property to prospective purchasers, mortgagees, or lessees upon reasonable notice.

ALTERATIONS AND IMPROVEMENTS. No alterations to or improvements on the Property shall be made by the Visitor without prior express consent of the Property Management Firm to the same in writing.

- A. **Unauthorized Alterations or Improvements.** In the event that the Visitor shall undertake alterations or improvements relating to the Property in violation of this section the same shall be considered a material breach of this Lease putting the Visitor in default. The Property Management Firm may, upon the Property Management Firm's discretion, require the Visitor to undo the alterations or improvements and restore the Property to the its condition prior to any unauthorized alteration or improvement at the sole expense of the Visitor.
- B. **Ownership of Alterations and Improvements.** In all cases of alterations, improvements, changes, accessories and the like that cannot be removed from the Property without destroying or otherwise deteriorating the Property or any surface thereof shall, upon creation, become the Property Management Firm's property without need for any further transfer, delivery or assignment thereof.

_____ Initial

NON-DELIVERY OF POSSESSION. The Property Management Firm shall deliver to the Visitor (s) possession of the Property on or before the commencement of the Term of this Lease. Delay in the delivery of possession of the Property for any cause other than the fault or negligence of the Property Management Firm shall cause the abatement of the Rent until the date until such time the possession is delivered. In any event, the possession of the Property must be delivered no later than 15 days after the commencement of the Term of this Lease and the Visitor agrees to accept the same until such date despite the delay. Failure of the Property Management Firm to deliver possession of the Property within this period, shall automatically terminate the Lease. Upon such Termination, the Property Management Firm shall return to the Visitor the Security Deposit, any advance rent and other sums not otherwise consumed on account of the Visitor never having occupied the Property such as, but not limited to cleaning fees if already collected. Thereafter the Parties shall have no further obligation to each other.

_____ Initial

HAZARDOUS MATERIALS. Visitor shall not keep on the Property any item of a dangerous, flammable or explosive nature that might unreasonably increase the danger of fire or explosion

on the Property or that might be considered hazardous or extra hazardous by any responsible insurance company.

_____ Initial

ILLEGAL ACTIVITIES. The Visitor, any members of the visitor's household or a guest or other person under the visitor's control shall not engage in illegal activity, including drug-related illegal activity, on or near the said premises. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, USE, or possession with intent to manufacture, sell distribute, or USE of a controlled substance (as defined in Section 102 of the Controlled Substance Act (21 U.S.C. 8002) or possession of drug paraphernalia. Resident, any member of the resident's household or guest or other person under the resident's control shall not engage in any act intended to facilitate illegal activity, including drug-related illegal activity, on or near the said premises. Resident or members of the household will not permit the dwelling to be used for, or to facilitate illegal activity, including drug-related illegal activity, regardless of whether the individual engaging in such activity is a member of the household. Resident or members of the household will not engage in the manufacture, sale or distribution of illegal drugs at any locations, whether on or near the dwelling unit premises, or otherwise.

_____ Initial

VIOLENT ACTIVITIES. Resident, any members of the resident's household, or a guest or other person under the resident's control shall not engage in acts of violence, or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any other breach of the housing agreement that will otherwise jeopardizes the health safety or welfare of the Property Management Firm, his agents, surrounding tenants or visitors.

_____ Initial

UTILITIES. The Property Management Firm shall provide the following utilities and services to the Visitor(s): Electric, Gas, Water, Trash, High Speed Internet, Amazon Stick and Roku _____ . The maximum total utilities amount to be covered by the Property Management Firm will not exceed \$0.2776 per square foot of the rented property being rented by the visitor. The visitor will be sent a bill for any amount in excess of this utilities rental square footage ratio of \$0.2776 per square foot, and be payable and the amount will be payable during the following month's rental term to the Property Management Firm. This utilities rental ratio is based on the California average bill ratio for square footage amount of data available for the 2021 year. Any other utilities or services not mentioned will be the responsibility of the Visitor(s). Trash is pick up on _____ day of the week and needs to be in the trash receptacle before this day. Additionally, the Property Management Firm is not liable for loss or damage sustained by the visitor due to utility failures.

_____ Initial

MAINTENANCE, REPAIR, AND RULES. The maintenance of the Property, minor repairs and servicing shall be the responsibility and sole expense of the Visitor (s), including but not limited to light bulbs, HVAC/air-conditioning units and filters, plumbing fixtures (e.g. showers, bath tubs, toilets or sinks) up to \$100 dollars. For the entirety of the term of this Lease, the Visitor (s) shall keep the property clean and in good repair. The Visitor (s) shall:

- A. Comply with any and all rules or regulations covering the Property including but not limited to local ordinances, health or safety codes, those set forth in the Master Lease, and Condominium or Homeowner's associations, and Property

Management Firm where applicable.

- B. Dispose of any and all waste properly.
- C. Not obstruct any structure intended for ingress, egress, passage or otherwise providing some type of access to, from or through the property.
- D. Keep all windows, balconies, railings and other fixtures or structures visible from outside of the property free from laundry at all times.
- E. Obtain consent of the Property Management Firm prior to replacing or installing new deadbolts, locks, hooks, doorknobs and the like
- F. Refrain from all activities that will cause unreasonable loud noises or otherwise unduly disturb neighbors and/or other residents.

_____ Initial

PETS. Under this Lease:

☐ **Pets Not Allowed.** There shall be no animals permitted on the Property or in any common areas. Pets shall include, but not be limited to, any mammal, reptile, bird, fish, rodents, or insects on the Property. The pet deposit would be _____. And, the refundable pet cleaning fee _____.

_____ Initial

QUIET ENJOYMENT. The Property Management Firm warrants that the Visitor(s) shall have quiet and peaceful enjoyment of the Property and hold the same free from molestation or interference from the Property Management Firm or any other person or entity whose claim to the Property comes from the Property Management Firm, subject to the terms and conditions of this Lease and compliance by the Visitor(s) with the same. Noise Levels should be at a respectful quiet level, below _____ decibels from the hours of _____ pm at night until _____ am in the morning.

_____ Initial

Any Edible Foods and plants in and for the Regenerative Unit are not to be eaten, consumed, or as decoration of food dishes. Hydroponics, Edible Foods and all related products are for practice and place. We do not support or recommend eating them. The hydroponic containers must be cleaned one time per week to insure the water and roots remain clean. We cannot guarantee that anyone staying in the unit before or after you has been maintaining them, so your safety warrants for aesthetics and practice, for later purchasing your own hydroponic system and supplies. We do not warrant, support, or authorize in any way the eating of these foods grown in the Regenerative studio. Also, some leave, like the tomato plant leaves are poisonous and should not be eaten, various melon leaves are not appropriate to consume in concentrated forms.

_____ Initial

Use of Studio products. Any studio rental equipment, supplies and furnishing, including, but not limited to bicycles, boogie boards, lawn chairs, stools, bed, pullout couch, burner stove, toaster oven and all kitchen supplies, A/C and heating equipment and supplies and apartment supplies are at your own risk. You take full responsibility and all risk in using everything in a safe manner.

_____ Initial

INDEMNIFICATION. The Property Management Firm shall not be liable for any injury to the Visitor(s) or any other persons or property entering the Property occurring within the Property during the Term of the Lease. Neither shall the Property Management Firm be liable for any damage to the structure within which the Property is located or any part thereof. The Visitor hereby agrees to hold the Property Management Firm harmless from and indemnify the

Property Management Firm for any and all claims or damage not arising solely from the Property Management Firm's acts, omission, fault or negligence.

_____ Initial

DEFAULT. In the event that the Property Management Firm breaches any of the terms and conditions of this Lease or any applicable laws, rules or codes, the Visitor may avail of any of the remedies available under the law. In the event that the Visitor breaches or fails to comply with any of the terms and conditions of this Lease or any applicable laws, rules or codes the Property Management Firm shall afford the Visitor 15 days to remedy or rectify the same. This period shall commence on the day the Visitor receives Notice of such breach or non-compliance with the request to rectify the same. If the Visitor fails to comply or rectify the breach or if the breach cannot reasonably be rectified or remedied, the Visitor shall be in default. Upon the Visitor's default, the Property Management Firm may terminate the Lease by sending the notice of default and consequent termination of the lease to the Visitor and thereafter recover possession of the Property.

_____ Initial

ABANDONMENT. In the event that the Visitor(s) abandons the Property the Property Management Firm may declare the Lease terminated, recover possession of the Property, enter the premises, remove the Visitor's belongings and lease the same to another without incurring any liability to the Visitor for doing the same. In the event of the abandonment of the Property, the Property Management Firm may recover from the Visitor unpaid rent until the Property is leased to another person or otherwise occupied by the Property Management Firm or another under the Property Management Firm's right.

_____ Initial

ATTORNEYS' FEES. In the event that Property Management Firm should require the services of an attorney, file a suit or resort to other procedures in order to compel the Visitor's compliance with the Visitor's obligations, the terms of this Lease or other applicable laws, rules or codes, the Visitor agrees to reimburse all expenses incurred by the Property Management Firm in doing the same.

_____ Initial

COMPLIANCE WITH LAW. The Visitor undertakes to comply with any and all Federal or state laws, municipal or county ordinances, rules, regulations, codes and all other issuances from authorized government authorities respecting the Property and the Visitor's occupation and use thereof.

_____ Initial

SEVERABILITY. Should and provision of this Lease be found, for whatever reason, invalid or unenforceable, such nullity or unenforceability shall be limited to those provisions. All other provisions herein not affected by such nullity or dependent on such invalid or unenforceable provisions shall remain valid and binding and shall be enforceable to the full extent allowed by law.

_____ Initial

BINDING EFFECT. The terms, obligations, conditions and covenants of this Lease shall be binding on Visitor, the Property Management Firm, their heirs, legal representatives and successors in interest and shall inure to the benefit of the same.

_____ Initial

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

_____ Initial

NOTICE. All notices in relation to this Lease shall be delivered to the following addresses:

To the Visitor at the address:

_____;

and

To Property Management Firm at the address:

_____.

PARKING. The Property Management Firm:

☐ Shall provide _____ parking space(s) to the Visitor(s) for a fee of \$_____ to be paid ☐ at the execution of this Lease ☐ on a monthly basis in addition to the rent. The parking space(s) are described as: _____.

☐ Shall not provide parking.

_____ Initial

EARLY TERMINATION. The Visitor(s):

☐ Shall have the right to terminate this Lease at any time by providing at least 30 days' written notice to the Property Management Firm along with an early termination fee of one month's rent. During the notice period for termination, the Visitor(s) will remain responsible for the payment of rent.

☐ Shall not have the right to terminate this Lease before the end of the Term.

_____ Initial

SMOKING POLICY. Smoking on the Property is:

Permitted in the following areas: _____ only outside the rental property unit ,where the building owner has designated smoking signs or previously stated. If there is no designated smoking area outside the property owner's premises, then the building owner does not provide smoking on site his premises _____.

Prohibited on the Property.

Visitor and all members of Visitor's family or household are parties to a written Lease with Property Management Firm. A breach of this Lease shall give each party all the rights contained herein, as well as the rights in the Lease.

PURPOSE AND APPLICATION OF SMOKE-FREE POLICY. The parties desire to mitigate (i) the irritation and known adverse health effects of secondhand smoke; (ii) the increased maintenance, cleaning, and redecorating costs from smoking; (iii) the increased risk of fire from smoking; and (iv) the higher costs of fire insurance for a non-Some-Free building. Visitor acknowledges that the Smoke-Free policy established by this Lease is applicable as follows:

___ In all properties owned or managed by Property Management Firm

___ In this property and the following other properties owned or managed by Property Management Firm:

SMOKE-FREE LEASE ADDENDUM TERM.

“Smoking” means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation, including hookahs and marijuana, whether natural or synthetic, in any manner or in any form. “Smoking” also includes the use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form

“Electronic Smoking Device” means any product containing or delivering nicotine or any other substance intended for human consumption that can be used by a person to simulate smoking through inhalation of vapor or aerosol from the product. The term includes any such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, or vape pen, or under any other product name or descriptor.

SMOKE-FREE BUILDING and GROUNDS. Visitor agrees and acknowledges that the premises to be occupied by Visitor and members of Visitor's household shall be designated as a Smoke-free living environment. Visitor and members of Visitor's household shall not smoke anywhere in the apartment unit rented by Visitor, including any associated balconies, decks, or patios; in the common areas of the building where the Visitor's dwelling is located, including, but not limited to, community rooms, community bathrooms, lobbies, reception areas, hallways, laundry rooms, stairways, offices, and elevators; or in any of the common areas or adjoining grounds of such building or other parts of the rental community, including entryways, patios, and yards, nor shall Visitor permit any guests or visitors under the control of Visitor to do so.

Visitor TO PROMOTE SMOKE_FREE POLICY TO ALERT Property Management Firm OF VIOLATIONS. Visitor shall inform Visitor's guests of the Smoke-Free policy. Further, Visitor shall promptly give Property Management Firm a written statement of any incident where tobacco or marijuana smoke, or vapor from an electronic cigarette, is migrating into the Visitor's apartment unit from sources outside the Visitor's unit.

OTHER Visitors. Other Visitors are Third-Party Beneficiaries of Visitor's Agreement. Visitor agrees that the other Visitors in the building are third-party beneficiaries of Visitor's Smoke-Free Lease Addendum with Property Management Firm. A Visitor may bring legal action against another Visitor related to this Smoke-Free Lease, but a Visitor shall not have the right to evict another Visitor.

Any legal action between Visitors related to this Smoke-Free Lease shall not create a presumption that the Property Management Firm breached the Lease.

EFFECT OF BREACH AND RIGHT TO TERMINATE LEASE. A breach of this Lease shall give each party all the rights contained herein, as well as the rights in the Lease. A material breach of this Lease shall be considered a material breach of the Lease and grounds for enforcement actions, including eviction, by the Property Management Firm. Visitor acknowledges that a breach of this Lease shall also render Visitor liable to Property Management Firm for the costs of repair to Visitor's apartment unit due to damage from smoke odors or residue.

DISCLAIMER BY Property Management Firm. Visitor(s) acknowledges that Property Management Firm's adoption of this Smoke-Free policy and the efforts to designate Visitor's building as Smoke-Free do not in any way change the standard of care that the Property Management Firm or managing agent would have to a Visitor(s) household to render buildings and premises designated as Smoke-Free any safer, more habitable, or improved in terms of air quality standards than any other rental premises. Property Management Firm specifically disclaims any implied or express warranties that the building, common areas, or Visitor's premises will have any higher or improved air quality standards than any other rental property.

Property Management Firm cannot and does not warranty or promise that the rental premises or common areas will be free from secondhand smoke or vapor. Visitor acknowledges that Property Management Firm's ability to police, monitor, or enforce the provisions of this Lease is dependent in significant part on voluntary compliance by Visitor(s) and Visitor(s)' guests. Property Management Firm shall take reasonable steps to enforce this Smoke-Free policy. Property Management Firm is not required to take steps in response to smoking in violation of this agreement unless Property Management Firm knows of the smoking or has been given written notice of the smoking. Visitors with respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that Property Management Firm does not assume any higher duty of care to enforce this Lease than any other Property Management Firm obligation under the Lease.

_____ Initial

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

_____ Initial

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

_____ Initial

EQUAL HOUSING. If the Visitor(s) possesses any impairment, mental or physical, the Property Management Firm agrees to provide reasonable modifications to the Property in order to accommodate such impairments except in the case of modifications that would be too difficult or too expensive for the Property Management Firm to provide. The Visitor(s) are encouraged disclose to the Property Management Firm any impairment(s) that may be aided by reasonable modifications to allow the parties to identify the most beneficial modifications to the Property.

_____ Initial

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

_____ Initial

LEAD-BASED PAINT DISCLOSURE. If the Property or any part of it was constructed prior to 1978, the Property Management Firm shall provide a disclosure of information on lead-based paint and/or lead-based paint hazards, the receipt of the same in the form entitled "LEAD-BASED PAINT DISCLOSURE" hereby acknowledged by the Visitor(s).

_____ Initial

MEGAN'S LAW. 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.

_____ Initial

ENTIRE AGREEMENT. This Lease and, if any, attached documents are the complete agreement between the Property Management Firm and Visitor(s) concerning the Property. There are no oral agreements, understandings, promises, or representations between the Property Management Firm and Visitor(s) affecting this Lease. All prior negotiations and understandings, if any, between the parties hereto with respect to the Property shall be of no force or effect and shall not be used to interpret this Lease. No modification or alteration to the terms or conditions of this Lease shall be binding unless expressly agreed to by the Property Management Firm and the Visitor(s) in a written instrument signed by both parties.

VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE HOUSING AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this Lease Agreement shall be deemed a serious violation and material non-compliance with the housing agreement. It is understood and agreed that a single violation shall be good cause for termination of the housing agreement. Unless otherwise provided by law, proof of violations shall not require criminal conviction, but shall be by the preponderance of the evidence.

IN WITNESS WHEREOF, the Property Management Firm and Visitor have executed this Lease in multiple originals as of the undersigned date(s).

Property Management Firm's Signature _____ **Date** _____

Print Name _____

Visitor's Signature _____ **Date** _____

Print Name _____

Visitor's Signature _____ **Date** _____

Print Name _____

Visitor's Signature _____ **Date** _____

Print Name _____

Visitor's Signature _____ **Date** _____

Print Name _____

REQUIRED LEASE DISCLOSURES & ADDENDUMS IN CALIFORNIA

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

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

DISCLOSURE OF INFORMATION ON ASBESTOS

THIS AGREEMENT made and entered into between _____,
"Property Management Firm" and _____,
_____, _____, and
_____, Visitor(s)".

Visitor(s) is renting from Property Management Firm the Property located at:

Property Management Firm'S DISCLOSURE: (select one)

- ☐ This property may contain asbestos
☐ This property contains asbestos

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

- a) Visitor(s) or the Visitor guest(s), employees and contractors shall not take or permit any action which in any way damages or disturbs the Premises or any part thereof, including, but not limited to:
- i) piercing the surface of the ceiling by drilling or any other method;
 - ii) hanging plants, mobiles, or other objects from the ceiling;
 - iii) attaching any fixtures to the ceiling;
 - iv) allowing any objects to come in contact with the ceiling;
 - v) permitting water or any liquid, other than ordinary steam condensation, to come into contact with the ceiling;
 - vi) painting, cleaning, or undertaking any repairs of any portion of the ceiling;
 - vii) replacing light fixtures;

- viii) undertaking any activity which results in building vibration that may cause damage to the ceiling.
- b) Visitor(s) shall notify Property Management Firm immediately in writing (i) if there is any damage to or deterioration of the ceiling in the Property or any portion thereof, including, without limitation, flaking, loose, cracking, hanging or dislodged material, water leaks, or stains in the ceiling, or (ii) upon the occurrence of any of the events described in Paragraph 1 above.

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

_____ Property Management Firm		_____ Date				
_____ Visitor	_____ Date		_____ Visitor	_____ Date		
_____ Agent	_____ Date		_____ Agent	_____ Date		

DISCLOSURE OF INFORMATION ON METHAMPHETAMINE CONTAMINATION

THIS AGREEMENT made and entered into between _____,
"Property Management Firm" and _____,
_____, _____, and
_____, Visitor(s)".

Visitor(s) is renting from Property Management Firm the Property located at:

Property Management Firm'S DISCLOSURE: (select one)

- ___ Has been found to be contaminated above safe levels and is in the process of decontamination.
- ___ Has been found to be contaminated, but falls within safe levels after tests were conducted.
- ___ Has no suspicion of contamination.

CERTIFICATION OF ACCURACY

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

_____ Property Management Firm		_____ Date				
_____			_____			

Visitor	Date
Agent	Date

Visitor	Date
Agent	Date

DISCLOSURE OF INFORMATION ON MOLD

THIS AGREEMENT made and entered into between _____,
"Property Management Firm" and _____,
_____, _____, and
_____, Visitor(s)".

Visitor(s) is renting from Property Management Firm the Property located at:

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

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

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

DISCLOSURE OF INFORMATION ON MOLD (CONT.)

13) soon as reasonably possible. (Note: Mold can grow on damp surfaces within 24 to 48 hours.)

14) Visitor(s) agrees to notify the Property Management Firm of any problems with the air conditioning or heating systems that are discovered

15) by the Visitor.

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

Property Management Firm'S DISCLOSURE: (select one)

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

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

_____ Has no suspicion of contamination.

CERTIFICATION OF ACCURACY

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

Property Management Firm Date

Visitor Date

Agent Date

Visitor Date

Agent Date

DISCLOSURE OF DEMOLITION PERMIT

THIS AGREEMENT made and entered into between _____,
"Property Management Firm" and _____,
_____, _____, and
_____, Visitor(s)".

Visitor(s) is renting from Property Management Firm the Property located at:

Property Management Firm'S DISCLOSURE:

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

CERTIFICATION OF ACCURACY

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

Property Management Firm	Date
Visitor	Date
Agent	Date

Visitor	Date
Agent	Date

DISCLOSURE OF ORDNANCE

THIS AGREEMENT made and entered into between _____,
"Property Management Firm" and _____,
_____, _____, and
_____, Visitor(s)".

Visitor(s) is renting from Property Management Firm the Property located at:

Property Management Firm'S DISCLOSURE:

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

CERTIFICATION OF ACCURACY

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

Property Management Firm	Date
Visitor	Date
Agent	Date

Visitor	Date
Agent	Date

DISCLOSURE OF INFORMATION ON DEATH IN A RENTAL UNIT

THIS AGREEMENT made and entered into between _____,
"Property Management Firm" and _____,
_____, _____, and
_____, Visitor(s)".

Visitor(s) is renting from Property Management Firm the Property located at:

Property Management Firm'S DISCLOSURE:

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

_____ No death reported

_____ Death by natural causes

_____ Death by violent crime:

_____ Death by communicable disease:

Visitor(s) has a right to have questions answered pertaining to death in the rental unit to the best of the Property Management Firm's knowledge upon request.

CERTIFICATION OF ACCURACY

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

Property Management Firm Date

Visitor Date

Agent Date

Visitor Date

Agent Date

DISCLOSURE OF INFORMATION ON PESTS

THIS AGREEMENT made and entered into between _____,
"Property Management Firm" and _____,
_____, _____, and
_____, Visitor(s)".

Visitor(s) is renting from Property Management Firm the Property located at:

Property Management Firm'S DISCLOSURE:

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

____ This is a one-time treatment

____ This is one of a routine treatment, scheduled for: _____

The pest(s) to be controlled are: _____

The pesticide to be used is: _____

CERTIFICATION OF ACCURACY

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

Property Management Firm Date

Visitor Date

Agent Date

Visitor Date

Agent Date

DISCLOSURE OF SHARED UTILITIES ARRANGEMENTS

THIS AGREEMENT made and entered into between _____,
"Property Management Firm" and _____,
_____, _____, and
_____, Visitor(s)".

Visitor(s) is renting from Property Management Firm the Property located at:

Property Management Firm'S DISCLOSURE:

_____ This rental unit shares the following utilities with another unit or common area:

- _____ Electricity
- _____ Water
- _____ Gas
- _____ Sewage
- _____ Other: _____

_____ This lease uses the following method for calculating utility charges between Visitor(s):

- _____ Home Square Footage
- _____ Number of Visitors
- _____ Even Split Between Visitors
- _____ Other: _____

_____ Visitor(s) agrees to pay the monthly utility charge to Property Management Firm, plus a
\$ _____ service charge as part of each month's rental payment.

CERTIFICATION OF ACCURACY

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

Property Management Firm Date

Visitor Date

Agent Date

Visitor Date

Agent Date

FLOOD ZONE DISCLOSURE

THIS AGREEMENT made and entered into between _____,
"Property Management Firm" and _____,
_____, _____, and
_____, Visitor(s)".

Visitor(s) is renting from Property Management Firm the Property located at:

Property Management Firm'S DISCLOSURE:

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

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

CERTIFICATION OF ACCURACY

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

Property Management Firm Date

Visitor Date

Agent Date

Visitor Date

Agent Date

DISCLOSURE OF INFORMATION ON BED BUGS

THIS AGREEMENT made and entered into between _____,
"Property Management Firm" and _____,
_____, and
_____, Visitor(s)".

Visitor(s) is renting from Property Management Firm the Property located at:

BED BUG APPEARANCE. Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.

LIFE CYCLE AND REPRODUCTION. An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days. Bed bugs can survive for months without feeding.

BED BUG BITES. Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all. Common signs and symptoms of a possible bed bug infestation:

- 1) Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls.
- 2) Molted bed bug skins, white, sticky eggs, or empty eggshells.
- 3) Very heavily infested areas may have a characteristically sweet odor.
- 4) Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

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

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

Property Management Firm Date

Visitor Date

Agent Date

Visitor Date

Agent Date

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

- i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

- ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b) Records and reports available to the lessor (check (i) or (ii) below):

- i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

- ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

c) _____ Lessee has received copies of all information listed above.

d) _____ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

_____ Lessor	_____ Date
_____ Lessee	_____ Date
_____ Agent	_____ Date

_____ Lessor	_____ Date
_____ Lessee	_____ Date
_____ Agent	_____ Date

SMOKE-FREE LEASE ADDENDUM

Date: _____ Property Name: _____ Apartment/Unit Number: _____
Visitor Name(s): _____
Visitor Address: _____

Visitor and all members of Visitor's family or household are parties to a written Lease with Property Management Firm. This Lease Addendum states the following additional terms, conditions, and rules, which are hereby incorporated into the Lease, effective _____ [recommended 60-90 days following date of Lease Addendum]. A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights in the Lease.

PURPOSE AND APPLICATION OF SMOKE-FREE POLICY. The parties desire to mitigate (i) the irritation and known adverse health effects of secondhand smoke; (ii) the increased maintenance, cleaning, and redecorating costs from smoking; (iii) the increased risk of fire from smoking; and (iv) the higher costs of fire insurance for a non-Some-Free building. Visitor acknowledges that the Smoke-Free policy established by this Lease Addendum is applicable as follows:

___ In all properties owned or managed by Property Management Firm o

___ In this property and the following other properties owned or managed by Property Management Firm:

SMOKE-FREE LEASE ADDENDUM TERM.

"Smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation, including hookahs and marijuana, whether natural or synthetic, in any manner or in any form. "Smoking" also includes the use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form

"Electronic Smoking Device" means any product containing or delivering nicotine or any other substance intended for human consumption that can be used by a person to simulate smoking through inhalation of vapor or aerosol from the product. The term includes any such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, or vape pen, or under any other product name or descriptor.

SMOKE-FREE BUILDING and GROUNDS. Visitor agrees and acknowledges that the premises to be occupied by Visitor and members of Visitor's household shall be designated as a Smoke-free living environment. Visitor and members of Visitor's household shall not smoke anywhere in the apartment unit rented by Visitor, including any associated balconies, decks, or patios; in the common areas of the building where the Visitor's dwelling is located, including, but not limited to, community rooms, community bathrooms, lobbies, reception areas, hallways, laundry rooms, stairways, offices, and elevators; or in any of the common areas or adjoining grounds of such building or other parts of the rental community, including entryways, patios, and yards, nor shall Visitor permit any guests or visitors under the control of Visitor to do so.

Visitor TO PROMOTE SMOKE_FREE POLICY TO ALERT Property Management Firm OF VIOLATIONS. Visitor shall inform Visitor's guests of the Smoke-Free policy. Further, Visitor shall

promptly give Property Management Firm a written statement of any incident where tobacco or marijuana smoke, or vapor from an electronic cigarette, is migrating into the Visitor's apartment unit from sources outside the Visitor's unit.

OTHER VisitorS. Other Visitors are Third-Party Beneficiaries of Visitor's Agreement. Visitor agrees that the other Visitors in the building are third-party beneficiaries of Visitor's Smoke-Free Lease Addendum with Property Management Firm. A Visitor may bring legal action against another Visitor related to this Smoke-Free Lease Addendum, but a Visitor shall not have the right to evict another Visitor.

Any legal action between Visitors related to this Smoke-Free Lease Addendum shall not create a presumption that the Property Management Firm breached the Lease Addendum.

EFFECT OF BREACH AND RIGHT TO TERMINATE LEASE. A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights in the Lease. A material breach of this Lease Addendum shall be considered a material breach of the Lease and grounds for enforcement actions, including eviction, by the Property Management Firm. Visitor acknowledges that a breach of this Lease Addendum shall also render Visitor liable to Property Management Firm for the costs of repair to Visitor's apartment unit due to damage from smoke odors or residue.

DISCLAIMER BY Property Management Firm. Visitor acknowledges that Property Management Firm's adoption of this Smoke-Free policy and the efforts to designate Visitor's building as Smoke-Free do not in any way change the standard of care that the Property Management Firm or managing agent would have to a Visitor household to render buildings and premises designated as Smoke-Free any safer, more habitable, or improved in terms of air quality standards than any other rental premises. Property Management Firm specifically disclaims any implied or express warranties that the building, common areas, or Visitor's premises will have any higher or improved air quality standards than any other rental property.

Property Management Firm cannot and does not warranty or promise that the rental premises or common areas will be free from secondhand smoke or vapor. Visitor acknowledges that Property Management Firm's ability to police, monitor, or enforce the provisions of this Lease Addendum is dependent in significant part on voluntary compliance by Visitor and Visitor's guests. Property Management Firm shall take reasonable steps to enforce this Smoke-Free policy. Property Management Firm is not required to take steps in response to smoking in violation of this agreement unless Property Management Firm knows of the smoking or has been given written notice of the smoking. Visitors with respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that Property Management Firm does not assume any higher duty of care to enforce this Lease Addendum than any other Property Management Firm obligation under the Lease.

_____ Lessor	_____ Date	_____ Lessor	_____ Date
_____ Lessee	_____ Date	_____ Lessee	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

ADDENDUM TO RENTAL AGREEMENT FOR SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

This document is part of the Lease Agreement dated on _____,
20____, between _____, hereinafter called
Owner/Property Management Firm and
_____.

Visitor(s) for the property located at: _____, Address
_____, Apt _____ City _____ State _____ Zip Code.

Owner/Property Management Firm and Visitor(s) agree as follows:

1. The premises were delivered to Visitor(s) with installed and functional smoke and carbon monoxide detector devices.
2. Visitor(s) acknowledges the smoke and carbon monoxide detectors were tested; their operation explained by Owner/Property Management Firm at the time of initial occupancy and that the detectors in the unit/home were working properly at that time. Visitor shall perform the manufacturers recommended tests to determine if the smoke and carbon monoxide detectors are operating properly at least once a month.
3. Visitor(s) shall inform the Owner/Property Management Firm immediately in writing of any defect or malfunction or failure of any detectors.
4. _____ (Visitor(s) Initial) - IF DEVICE(S) ARE BATTERY OPERATED: By initialing as provided, each Visitor understands that device(s) are battery operated unit(s) and it shall be each Visitor's responsibility to:
 - a. Ensure the battery is in operating condition at all times;
 - b. Replace batteries as needed (unless otherwise provided by law);
 - c. Notify the Property Management Firm in writing immediately if, after replacing the battery, the device(s) does/do not work.
5. In accordance with the law, Visitor(s) shall allow Owner/Property Management Firm access to the premises for the purpose of verifying that all required smoke and carbon monoxide detectors are in place and operating properly or to conduct maintenance service, repair or replacement as needed.
6. Visitor will be charged for any missing or broken smoke or carbon monoxide detectors including batteries.

_____ Lessor	_____ Date
_____ Lessee	_____ Date
_____ Agent	_____ Date

_____ Lessor	_____ Date
_____ Lessee	_____ Date
_____ Agent	_____ Date