

# HOLLIS PROPERTY MANAGEMENT

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January 1, 2021

To: All Hollis Property Tenants

From: Leslie Hollis

## **Re: Major Tenets of the Rent/Lease**

Dear Tenants;

4. Parking/Storage/Common Area Rules: If Renter is assigned a parking space on Owner's property, set out in Section H, Renter shall use such space only for the parking of operable, licensed and currently registered passenger automobiles and not for the washing, painting or repair of such vehicles. Renter shall not park, or allow anyone else to park, in any other space on Owner's property. Renter shall not assign or sublet any such parking space and Owner may have unauthorized vehicles towed away. Upon seven (7) days written notice to Renter, Owner may terminate Renter's parking privilege or change the size and/or location of Renter's parking space or storage space described in Section I. No personal belongings, including bicycles, equipment plants or other items may be placed in halls, stairways or about the building and common areas except in storage areas where allowed.

7. Maintenance and Repair/Alterations: Renter shall: (a) keep the Premises in a clean and sanitary condition; (b) dispose of all garbage and waste in a clean and sanitary manner; (c) properly use and operate all electrical, gas and plumbing fixtures; (d) not permit any person in or about the Premises with Renter's consent, to deface, damage or remove any part of the structure in which the Premises are located nor the appurtenances thereto or thereon, nor him/herself do any such thing; (e) not tamper with nor remove any smoke detector nor fire alarm equipment nor carbon monoxide device, and advise Owner immediately of any equipment malfunction. Renter shall be liable for any damages caused by Renter's failure to comply with these conditions. Renter shall not alter the Premises, nor paint, nor wallpaper any portion thereof, nor repair any damage thereto, without the written consent of Owner and except through licensed, insured professionals approved in advance by Owner in writing before or after an Initial Inspection on termination per Civil Code Section 1950.5. Renter shall not install or use any dishwasher, clothes washer, clothes dryer or air conditioner in or about the Premises except those which may be supplied by Owner.

8. Damage/Destruction: If the Premises, or structure in which they are located, are totally or partially destroyed and become unavailable for occupancy due to fire, earthquake, accident or other casualty beyond the control of Owner and Renter, for a period of twenty (20) days or more, then, and only then, any party hereto may terminate this Agreement with written notice to all other parties. If this tenancy is not so terminated, or if the period the Premises are unavailable for occupancy is less than twenty (20) days for any of the above reasons or for reasons of Owner's maintenance, repair, modification, alteration, remodeling, reconstruction, extermination, or the like,

the sole remedy of Renter shall be an abatement of the rent, proportionate to the interference with full use and enjoyment, until the Premises are again available for occupancy.

11. Insurance: In consideration of this rental, Renter agrees to maintain renters insurance in adequate amounts to protect for property loss or damage and liability and to indemnify Owner from any claims for same throughout the duration of this Agreement. Such policy shall state the Owner as additionally insured. The insurance provided herein shall be evidenced by valid and enforceable policies fully paid by the Renter, and certificates thereof shall be delivered on the day of signing and for the term of the Rental Agreement and annually thereafter. Failure of the Renter to supply proof of insurance will be considered a substantial breach of the Rental Agreement. Further, \$100 Credit for a policy paid in full the 1st year and 50% each year there after. The credit will be applied to move-in fees initially and annually thereafter. To get credit policies must be paid in full. \_\_\_\_\_x initial

12. Compliance With Laws: Renter shall not violate any law or commit or permit any waste, damage to, or nuisance in or about, the Premises, or in any way annoy any other renter, or operate any business in or about the Premises, or do or keep anything in or about the Premises that will obstruct the common areas or usage thereof, or increase Owner's insurance premiums. Also, repeated arguments and confrontations between other residents, landlord or landlord representatives will not be tolerated. More than one incident within a two period will not be tolerated and may result in a Ninety (90) Day Notice to Quit/Move. Every tenant has a right to peace and quiet enjoyment.

15. Non-Curable Breach of Agreement: The following, by way of illustration and not limitation, shall constitute a non- curable breach of this Agreement: (a) Police raid upon the Premises resulting in the arrest of Renter for possession/sale/storage of any illegal narcotic/controlled substance/chemical or herbal contraband, in or about the Premises, or for aiding and abetting any family member, occupant, guest or visitor in any such activity; (b) Misrepresentation or material omission on Renter's Rental Application vitiating the tenancy; (c) Physical altercation or verbal assault with/on landlord, agents, repair persons, tenants, etc.

\_\_\_\_\_x Tenant Initial