

Collie Washington Veterans Homes

CALIFORNIA MONTH-TO-MONTH LEASE AGREEMENT

- **THE PARTIES.** This California Month-to-Month Lease Agreement (the "Agreement") made on [Today's Date _____] is between:

Landlord Name:

Collie Washington Veterans Homes (the "Landlord")

Landlord Address:

P.O.BOX 164 Sacramento California 95632

Tenant Name _____ (the "Tenant")

The Landlord and Tenant are collectively referred to in this Agreement as the "Parties."

HEREINAFTER, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions:

- **PROPERTY.** Landlord hereby leases the property located at:

PROPERTY ADDRESS of

6608 Rodney Court Sacramento California

- **LEASE TERM.** This lease shall be considered a month-to-month lease. The Tenant shall be permitted to occupy the Premises on a month-to-month basis starting on Date _____ and ending upon a notice of [_____] #] days from either party, in accordance with California law (the "Lease Term").
- **RENT.** The rent to be paid by the Tenant to the Landlord throughout the Lease Term is to be made in monthly installments of \$ _____ (the "Rent"). The Rent shall be due on the First 1st day of each month (the 3rd "Due Date"). The Rent shall be paid via the following instructions: [RENT PAYMENT INSTRUCTIONS]. Rent payment by Cashier Check, Money Order, electronic funds transfer, website, or in person/ (payment of rent will be picked up at 6608 Rodney Court).
<https://cwasingtonsveteranshomes.co> or mail payments
Collie Washington Veterans Homes
P.O.Bx 164 Galt CA 95623

- **LATE FEE.** If Rent is not paid by the Due Date 3rd of the month: (check one)

☐ - The Tenant will be charged a fee of
\$ 75.00.

Rent is considered late if it has not been paid within 1 day(s) after the Due Date.

☐ - There shall be NO Late Fee if the Rent is late. N/A

- **SECURITY DEPOSIT.** As part of this Agreement: (check one)

☐ - The Landlord requires a payment of \$[] (the "Security Deposit") for the faithful performance of the Tenant under the terms and conditions of this Agreement. The Security Deposit is required by the Tenant upon the execution of this Agreement. The Security Deposit shall be returned to the Tenant within 21 # days after the end of the Lease Term, less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Landlord gives their written consent.

☐ - The Landlord does NOT require the Tenant to pay a Security Deposit as part of this Agreement.

- **RETURNED CHECKS N/A (NON-SUFFICIENT FUNDS).** . Collie Washington Veterans Homes DO NOT EXCEPT PERSONAL CHECKS that bounces due to insufficient funds:
- (check one) PERSONAL CHECKS ARE NOT EXCEPTED or CASH

☐ - The Tenant will be required to pay a fee of \$ 55.00] per incident.

☐ - The Tenant will NOT be required to pay a fee. N/A

- **OCCUPANTS.** The Premises is to be occupied strictly as a residential dwelling with the following individual in addition to the Tenant: (check one)

☐ - [OCCUPANT NAME(S)] (the "Occupant(s))

☐ - There are NO Occupant(s) in addition to the Tenant.

- **FURNISHINGS.** The Premises is: (check one)

☐ - Furnished (or will be furnished) with the following items:

[IF FURNISHED, LIST ALL ITEM(S) HERE].

Complete Twin size bed (Box Spring and mattress)

Drawer Dresser

Smart TV w/Remote

32.____ 40.____. 55.____ 60.____

Chair _____

Desk _____

Pictures _____

Lamps _____

Night stand _____

Some rooms may have additional furniture

****Such as chairs, armoires, artificial plants, artifacts, pictures, artwork, lamps, pictures, pot and pans, large utensils, and other decorative material artifacts, desk or drawings. All furnituring are to remain on premises and are he sole Property of Collie Washington Veterans Homes LLC

☐ - NOT furnished.

- **UTILITIES.** The Landlord shall pay for some of the following utilities and services to the Tenant, with any absent being the responsibility of the Tenant:
- (Landlord will not be responsible for additional trash or debris or any other items large or small that are curbside pickup waist items) Smud, PG&E, Pest Control, (as needed) lawn service, Waste Management water may provide WIFI Service will be paid by Landlord

[LIST ALL LANDLORD-PAID UTILITIES].

Smud PG&E water waste management lawn service Pest Control Services (as needed)

- **PARKING.** The Tenant (check one):

NO PARKING ON THE LAWN or blocking the neighbors driveway
Vehicle will be towed off the lawn.

- ☐ - Is allotted Drive Way parking space(s): Street Parking Permitted
 - ☐ - Free of charge (included in the Rent)
 - ☐ - At a cost of \$[COST] to be paid (☐ Upon execution of this Agreement | ☐ Monthly)
- ☐ - Is NOT provided parking.

- **PETS.** The Tenant is: NOT PERMITTED TO ANY PETS Tenant's visitors ARE NOT PERMITTED to have ANY PETS

☐ - NOT permitted to have pets of any nature on the Premises.

- **SMOKING POLICY.** Smoking on the Premises is: (check one) see addendum

☐ - Permitted ONLY in the following area(s): [PERMITTED AREA(S)]. SMOKING NEVER PERMITTED IN THE HOUSE

☐ - Prohibited on the Premises and all Common Areas.

- **NOTICES.** Any notice sent by the Landlord or the Tenant to each other shall use the following addresses:

Landlord Mailing Address: P.O. BOX 64 Galt CA 95632

Tenant Mailing Address: _____

- **INSPECTION OF PREMISES.** The Landlord and Landlord's agents shall have the right at all reasonable times during the Lease Term and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon by providing twenty-four (24) hours' notice to the Tenant. And for the purposes of making any repairs, additions or alterations as may be deemed appropriate by the Landlord for the preservation of the Premises or the building. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, that do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.
- **ATTORNEYS' FEES.** Should it become necessary for the Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, the Tenant agrees to pay all expenses so incurred, including reasonable attorneys' fees.
- **WAIVER.** No delay or failure of the Landlord to enforce any part of this Agreement shall be deemed as a waiver thereof, nor shall any acceptance of any partial payment of Rent or any other amount due be deemed a waiver of the Landlord's right to the entire amount due.
- **MAINTENANCE, REPAIR, & ALTERATIONS.** See additional addendums
- The Tenant will, at the Tenant's sole expense, keep and maintain the Premises in good, clean and sanitary condition and repair during the Lease Term and any renewal thereof. The Tenant shall be responsible to make all repairs to the Premises, fixtures, appliances and equipment therein that may have been damaged by the Tenant's misuse, waste or neglect, or that of the Tenant's family, agents or visitors. The Tenant agrees that no painting or alterations will be performed on or about the Premises without the prior written consent of the Landlord. The Tenant shall promptly notify the Landlord 916-879-3358 of any damage, defect or destruction of the Premises or in the event of the failure of any of the appliances or equipment. The Landlord will use its best efforts to repair or replace any such damaged or defective areas, appliances or equipment.
- **SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

- **DEFAULT.** If the Tenant fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by the Landlord, or materially fails to comply with any duties imposed on the Tenant by State laws, within the time period after delivery of written notice by the Landlord specifying the non-compliance and indicating the intention of the Landlord to terminate the Agreement by reason thereof, the Landlord may terminate this Agreement. If the Tenant fails to pay the Rent by the Due Date and the default continues for the time-period specified in the written notice thereafter, the Landlord may exercise any and all rights and remedies available to the Landlord by law or in equity and may immediately terminate this Agreement.

The Tenant will be in default if:

- a. The Tenant does not pay the Rent or any other amounts as they are owed;
 - b. The Tenant, their guests, or the Occupant(s) violate this Agreement, or fire, safety, health, and/or criminal laws, regardless of whether arrest or conviction occurs;
 - c. The Tenant abandons the Premises;
 - d. The Tenant gives incorrect or false information in the rental application;
 - e. The Tenant, or any Occupant(s), are arrested, convicted, or given deferred adjudication for a criminal offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under California statute;
 - f. Any illegal drugs or paraphernalia are found in the Premises or on the person of the Tenant, guests, or Occupant(s) while on the Premises; and/or
 - g. As otherwise allowed by law.
- **ABANDONMENT.** Abandonment shall have occurred if, without notifying the Landlord, the Tenant is absent from the Premises for the State-mandated minimum time-period, or seven (7) days, whichever length of time is less. In the event of Abandonment, the Landlord will have the right to immediately terminate the Agreement and remove the Tenant's personal possessions.
 - **CONDITION OF PREMISES.** The Tenant has examined the condition of the Premises and by taking possession acknowledges that they have accepted the Premises in good order and in its current condition except as herein otherwise stated.
 - **POSSESSION & SURRENDER.** The Tenant shall be entitled to possession of the Premises on the 1st day of the Lease Term. Upon termination of the Agreement, the Tenant shall peaceably surrender the Premises to the Landlord in good condition, as it was at the commencement of the Agreement, excluding reasonable wear and tear.
 - **INSURANCE.** The Landlord and Tenant (optional for Tenants) shall each be responsible for maintaining appropriate insurance for their respective interests in the Premises and property located on the Premises. The Tenant understands that the Landlord will not provide any insurance coverage for the Tenant's property. The Landlord will not be responsible for any loss or damaged items of the Tenant's property, whether by theft, fire, riots, strikes, acts of God, or otherwise. The Landlord encourages the Tenant to obtain renter's insurance or

other similar coverage to protect against risk of loss.

- **ASSIGNMENT AND SUBLETTING.** The Tenant shall not assign this Agreement or sublet any portion of the Premises without prior written consent of the Landlord, which shall not be unreasonably withheld.
- **JOINT AND SEVERAL.** If the Tenant is comprised of more than one person, each person shall be jointly and severally liable under this Agreement.
- **HAZARDOUS MATERIALS.** The Tenant agrees to not possess any type of personal property that could be considered a fire hazard such as a substance having flammable or explosive characteristics on the Premises. Items that are prohibited to be brought into the Premises, other than for everyday cooking or the need of an appliance, includes but is not limited to gas (compressed), gasoline, fuel, propane, kerosene, motor oil, fireworks, or any other related content in the form of a liquid, solid, or gas.
- **RETALIATION.** The Landlord is prohibited from making any type of retaliatory acts against the Tenant including, but not limited to, restricting access to the Premises, decreasing or cancelling services or utilities, failing to repair appliances or fixtures, or any other type of act that could be considered unjustified.
- **INDEMNIFICATION.** The Landlord shall not be liable for any damage or injury to the Tenant, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the Tenant agrees to hold the Landlord harmless from any claims or damages unless caused solely by the Landlord's negligence.
- **GOVERNING LAW.** This Agreement shall be governed by the laws of the state of California.
- **LEAD-BASED PAINT.** The Premises (check one):
 - ☐ - Was built prior to 1978. An attachment titled "Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards" has been affixed to the Agreement and must be initialed and signed by the Parties.
 - ☐ - Was NOT built prior to 1978.

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 Lessor Date

Lessee Date Lessee Date

Agent. Date. Agent. Date

Repositioning 65 WARNING AND
QUESTIONS & ANSWERS ADDENDUM

WARNING:

This Property Contains Chemicals Known To The State of California
To Cause Cancer and Birth Defects or Other Reproductive Harm.

"Proposition 65 in Plain Language"

Office of Environmental Health Hazard Assessment

California Environmental Protection Agency

What is Proposition 65?

In 1986, California voters approved an initiative to address their growing concerns about exposure to

toxic chemicals. That initiative became the Safe Drinking Water and Toxic Enforcement Act of 1986,

better known by its original name of Proposition 65.

Proposition 65 requires the State to publish a list of chemicals known to cause cancer or birth defects or

other reproductive harm. This list, which must be updated at least once a year, has grown to include

approximately 750 chemicals since it was first published in 1987.

Proposition 65 requires businesses to notify Californians about significant amounts of chemicals in the

products they purchase, in their homes or workplaces, or that are released into the environment. By

providing this information, Proposition 65 enables Californians to make informed decisions about

protecting themselves from exposure to these chemicals. Proposition 65 also prohibits California

businesses from knowingly discharging significant amounts of listed chemicals into sources of drinking water.

The Office of Environmental Health Hazard Assessment (OEHHA) administers the Proposition 65 program.

OEHHA, which is part of the California Environmental Protection Agency (Cal/EPA), also evaluates all

currently available scientific information on substances considered for placement on the Proposition 65

list.

What types of chemicals are on the Proposition 65 list?

The list contains a wide range of naturally occurring and synthetic chemicals that are known to cause

cancer or birth defects or other reproductive harm. These chemicals include additives or ingredients in

pesticides, common household products, food, drugs, dyes, or solvents. Listed chemicals may also be

used in manufacturing and construction, or they may be byproducts of chemical processes, such as motor

vehicle exhaust.

How is a chemical added to the list?

There are three principal ways for a chemical to be added to the Proposition 65 list. A chemical can be

listed if either of two independent committees of scientists and health professionals finds that the

chemical has been clearly shown to cause cancer or birth defects or other reproductive harm. These two

committees—the Carcinogen Identification Committee (CIC) and the Developmental and Reproductive

Toxicant (DART) Identification Committee—are part of OEHHA's Science Advisory Board.

The committee

members are appointed by the Governor and are designated as the "State's Qualified Experts" for

evaluating chemicals under Proposition 65. When determining whether a chemical should be placed on the list, the committees base their decisions on the most current scientific information available. OEHHA staff scientists compile all relevant scientific evidence on various chemicals for the committees to review. The committees also consider comments from the public before making their decisions. A second way for a chemical to be listed is if an organization designated as an "authoritative body" by the CIC or DART Identification Committee has identified it as causing cancer or birth defects or other reproductive harm. The following organizations have been designated as authoritative bodies: the U.S. Environmental Protection Agency, U.S. Food and Drug Administration (U.S. FDA), National Institute for Occupational Safety and Health, National Toxicology Program, and International Agency for Research on Cancer. A third way for a chemical to be listed is if an agency of the state or federal government requires that it be labeled or identified as causing cancer or birth defects or other reproductive harm. Most chemicals listed in this manner are prescription drugs that are required by the U.S. FDA to contain warnings relating to cancer or birth defects or other reproductive harm. In addition to these three listing procedures, Proposition 65 also requires the listing of chemicals meeting certain scientific criteria and identified in the California Labor Code as causing cancer or birth defects or other reproductive harm. This method was used to establish the initial chemical list following voter approval of Proposition 65 in 1986. What requirements does Proposition 65 place on companies doing business in California? Businesses are required to provide a "clear and reasonable" warning before knowingly and intentionally exposing anyone to a listed chemical. This warning can be given by a variety of means, such as by labeling a consumer product, posting signs at the workplace, distributing notices at a rental housing complex, or publishing notices in a newspaper. Once a chemical is listed, businesses have 12 months to comply with warning requirements. Proposition 65 also prohibits companies that do business within California from knowingly discharging listed chemicals into sources of drinking water. Once a chemical is listed, businesses have 20 months to comply with the discharge prohibition. Businesses with less than 10 employees and government agencies are exempt from Proposition 65's warning requirements and prohibition on discharges into drinking water sources. Businesses are also

exempt from the warning requirement and discharge prohibition if the exposures they cause are so low as to create no significant risk of cancer or birth defects or other reproductive harm. Health risks are explained in more detail below.

What does a warning mean?

If a warning is placed on a product label or posted or distributed at the workplace, a business, or in rental housing, the business issuing the warning is aware or believes that one or more listed chemicals is present. By law, a warning must be given for listed chemicals unless exposure is low enough to pose no significant risk of cancer or is significantly below levels observed to cause birth defects or other reproductive harm.

For a chemical that causes cancer, the "no significant risk level" is defined as the level of exposure that would result in not more than one excess case of cancer in 100,000 individuals exposed to the chemical over a 70-year lifetime. In other words, a person exposed to the chemical at the "no significant risk level"

for 70 years would not have more than a "one in 100,000" chance of developing cancer as a result of that exposure.

For chemicals that are listed as causing birth defects or reproductive harm, the "no observable effect level" is determined by identifying the level of exposure that has been shown to not pose any harm to humans or laboratory animals. Proposition 65 then requires this "no observable effect level" to be divided by 1,000 in order to provide an ample margin of safety. Businesses subject to Proposition 65 are required to provide a warning if they cause exposures to chemicals listed as causing birth defects or reproductive harm that exceed 1/1000th of the "no observable effect level."

To further assist businesses, OEHHA develops numerical guidance levels, known as "safe harbor numbers" (described below) for determining whether a warning is necessary or whether discharges of a chemical into drinking water sources are prohibited. However, a business may choose to provide a warning simply based on its knowledge, or assumption, about the presence of a listed chemical without attempting to evaluate the levels of exposure. Because businesses do not file reports with OEHHA regarding what warnings they have issued and why, OEHHA is not able to provide further information about any particular warning. The business issuing the warning should be contacted for specific

information, such as what chemicals are present, and at what levels, as well as how exposure to them may occur.

What are safe harbor numbers?

As stated above, to guide businesses in determining whether a warning is necessary or whether discharges of a chemical into drinking water sources are prohibited, OEHHA has developed safe harbor numbers. A business has "safe harbor" from Proposition 65 warning requirements or discharge prohibitions if exposure to a chemical occurs at or below these levels. These safe harbor numbers consist of no significant risk levels for chemicals listed as causing cancer and maximum allowable dose levels for chemicals listed as causing birth defects or other reproductive harm. OEHHA has established safe harbor numbers for nearly 250 chemicals to date and continues to develop safe harbor numbers for listed chemicals.

Who enforces Proposition 65?

The California Attorney General's Office enforces Proposition 65. Any district attorney or city attorney (for cities whose population exceeds 750,000) may also enforce Proposition 65. In addition, any individual acting in the public interest may enforce Proposition 65 by filing a lawsuit against a business alleged to be in violation of this law.

Lawsuits have been filed by: the Attorney General's Office, district attorneys, consumer advocacy groups, and private citizens and law firms. Penalties for violating Proposition 65 by failing to provide notices can be as high as \$2,500 per violation per day.

How is Proposition 65 meeting its goal of reducing exposure to hazardous chemicals in California?

Since it was passed in 1986, Proposition 65 has provided Californians with information they can use to

reduce their exposures to listed chemicals that may not have been adequately controlled under other

State or federal laws. This law has also increased public awareness about the adverse effects of

exposures to listed chemicals. For example, Proposition 65 has resulted in greater awareness of the dangers of alcoholic beverage consumption during pregnancy. Alcohol consumption warnings are perhaps

the most visible health warnings issued as a result of Proposition 65.

Proposition 65's warning requirement has provided an incentive for manufacturers to remove listed

chemicals from their products. For example, trichloroethylene, which causes cancer, is no longer used in

most correction fluids; reformulated paint strippers do not contain the carcinogen methylene chloride;

and toluene, which causes birth defects or other reproductive harm, has been removed from many nail care products. In addition, a Proposition 65 enforcement action prompted manufacturers to decrease the lead content in ceramic tableware and wineries to eliminate the use of lead-containing foil caps on wine bottles.

Proposition 65 has also succeeded in spurring significant reductions in California of air emissions of listed chemicals, such as ethylene oxide, hexavalent chromium, and chloroform. Although Proposition 65 has benefited Californians, it has come at a cost for companies doing business in the state. They have incurred expenses to test products, develop alternatives to listed chemicals, reduce discharges, provide warnings, and otherwise comply with this law. Recognizing that compliance with Proposition 65 comes at a price, OEHHA is working to make the law's regulatory requirements as clear as possible and ensure that chemicals are listed in accordance with rigorous science in an open public process.

Where can I get more information on Proposition 65?

For general information on the Proposition 65 list of chemicals, you may contact OEHHA's Proposition 65

program at (916) 445-6900, or visit: <http://www.oehha.ca.gov/prop65.html>.

For enforcement information, contact the California Attorney General's Office at (510) 622-2160, or visit

<http://caag.state.ca.us/prop65/index.htm>.

The undersigned Tenant(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

Tenant Signature/Date

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- **MEGAN'S LAW.** 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.megan's-law.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 the offender resides.

- **ADDITIONAL PROVISIONS**

Tenant's responsibly in the event of an Emergency to report

What is an Emergency

Please keep in mind any maintenance issue or hazard that could potentially cause injury, serious property damage, or a threat to health and safety to Tenant or Tenant's visitor(s) is considered an emergency.

Such as the follow below

- Broken Water Lines or Frozen Pipes
- Flooding
- Fire
- Broken Door or Lock You Cannot Secure
- Gas Leak or Broken Gas Line
- Sewer Back-up and Flood
- No Heat in Winter
- No Air Conditioning in Extreme Heat Conditions
- Electrical Issues
- Water Emergencies
- Leaking Roof
- Carbon Monoxide Detection
- Extended Power Outage
- Intruder Break-in

What is Not a Maintenance Emergency?

Burnt Out Lightbulbs or Fixture

- Appliance Malfunction
- No Hot Waterl
- No Air Conditioning (if the outside temperature is below 90 degrees)
- No Heat (if the outside temperature is below 50 degrees)
- Noise Complaints
- Parking Disputes
- Minor Leaks

24 hour Emergency Maintenance/Repair contact Reshema Washington immediately (see below)

Maintenance Request/Repair send your request by text message, call 916-879-3358 or email your reshema1@gmail.com

Office hours Monday-Friday 9AM-5AM Saturday-Sunday 9AM-12N

Complaint Procedures

Collie Washington Veterans Homes goal is to assure all Veterans residents are safe and secure within their desired living space. All concerns /complaint(s) must go through hierarchy process. All complaints and/or concerns must be brought to the designated house manager's attention if in the event there is no house manager present on property, you are free to direct your concerns/complaint(s) to landlord Reshema Washington

Concern(s)/ Complaint(s) can be submitted in writing to reshema1@gmail.com or a text message/call 916-879-3358

REQUIRED DISCLOSURES

DEMOLITION. As per CIV Code § 1940.6, the Landlord must give written notice prior to the signature of the Agreement if they have applied for a permit to demolish the Premises.

ORDNANCE LOCATIONS. In order to satisfy CIV Code § 1940.17(b), if there are any former state or federal ordnance locations in the neighborhood, the Tenant must be notified.

PEST CONTROL. If the Landlord has been periodically hiring a pest control company, then the Tenant should be given a notice from that company in order to comply with CIV Code § 1940.8c.

SHARED UTILITIES. The Landlord must inform the Tenant if there is a shared gas or electricity meter and explain how costs will be shared between tenants as per CIV Code § 1940.9.

METHAMPHETAMINE CONTAMINATION. In accordance with CIV Code § 25400.28(b), written notice must be provided to prospective tenants if the Premises has been contaminated with methamphetamine and if the Premises is subject to remediation.

Additionally, a copy of the remediation order must be given to the Tenant, and the Tenant must state in writing they that have received a copy of this order.

JUST CAUSE. The Landlord is required to provide the following notification or lease provision to the Tenant unless the Premises meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code:

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.

- **ENTIRE AGREEMENT.** This Agreement contains all of the terms agreed to by the Parties and may be modified or amended only by written agreement signed by the Landlord and Tenant. This Agreement replaces all previous discussions, understandings, and oral agreements. The Parties agree to the terms and conditions and shall be bound until the end of the Lease Term.

IN WITNESS THEREOF, the Parties have caused this Agreement to be executed on the day and year first above written.

Landlord's Signature: _____ **Date:** _____

Printed Name: Reshema Washington

Tenant's Signature: _____ **Date:** _____

Printed Name: [TENANT PRINTED NAME] _____

Tenant's Signature: _____ **Date:** _____

Printed Name: [TENANT PRINTED NAME] _____

