

CALIFORNIA RESIDENTIAL LEASE AGREEMENT

1. **PARTIES.** This Lease Agreement ("Agreement") made on _____, is between:

Landlord: _____, with a mailing address of _____, ("Landlord"), and

Tenant: _____, ("Tenant").

2. **PROPERTY.** The Landlord agrees to lease the described property to the Tenant:

Address: _____ ("Premises").

Bedroom(s): _____ Bathroom(s): _____

Type: Single-Family Apartment Condominium Other: _____

3. **TERM.** This Agreement starts on _____ and ends on _____, ("Term").

4. **RENT.** The Tenant shall pay the Landlord in equal monthly installments of \$_____ ("Rent"). The Rent shall be due on the _____ day of each month during the Term and paid in the following manner: _____.

5. **SECURITY DEPOSIT.** The Tenant (check one):

- Shall deposit with the Landlord the sum of \$_____ as security for any damage caused to the Premises during the Term. Such deposit shall be returned to the Tenant, less any itemized deductions, within the State required timeframe or 30 days, whichever is greater.

- Shall NOT be required to pay a security deposit.

6. **UTILITIES.** The Tenant is responsible for all utilities and services to the Premises EXCEPT for: _____.

7. **PETS.** Pets are ALLOWED NOT ALLOWED on the Premises.

8. **ADDITIONAL TERMS & CONDITIONS.**

9. **EXECUTION.**

Landlord's Signature: _____ Date: _____
Printed Name: _____

Tenant Signature: _____ Date: _____
Printed Name: _____

REQUIRED DISCLOSURES

- 1. DEMOLITION.** As per CIV Code § 1940.6, the Landlord must give written notice prior to the signature of the rental agreement if they have applied for a permit to demolish the premises.
- 2. 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.
- 3. PEST CONTROL.** If the Landlord has been periodically hiring a pest control company, then Tenants should be given a notice from that company in order to comply with CIV Code § 1940.8c.
- 4. 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.
- 5. METHAMPHETAMINE CONTAMINATION.** In accordance with CIV Code § 25400.28(b), written notice must be provided to prospective tenants if the rental property has been contaminated with methamphetamine and if the property 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.
- 6. JUST CAUSE.** The Landlord is required to provide the following notification or lease provision to the Tenant unless the real property 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.