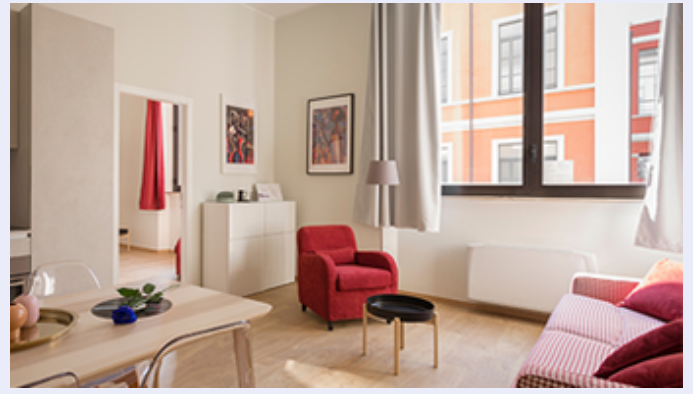


California Rental Lease Agreement

Date of Execution

Type of Property

Property Address



Landlord Information



Tenant Information

Landlord Name

Tenant Name

Landlord Email

Tenant Email

Landlord Phone Number

Tenant Phone Number



Rental Information

Lease Start Date

Lease End Date

Monthly Rental Amount (\$)

Payments will be collected by

Payment Due Date

Payment Method

Security Deposit (\$)

Late Charge Fee (%)

TERMS AND CONDITIONS



I. PARTIES

This Lease Agreement ("**Agreement**") was made on _____, by and between _____ ("**Landlord**") with its registered address at _____, and _____ ("**Tenant**") with its registered address at _____.



II. TERM

The terms of this Agreement shall commence on _____ and end on _____. The lease will be for a total of _____.



III. RENTAL PAYMENTS

- A. The monthly rental shall be \$ _____.
- B. Payments will be made by _____.
- C. It shall be collected every _____ of the month.
- D. If the Tenant failed to pay within five (5) days after the due date, late charges of _____ % will be applied.



IV. SECURITY DEPOSIT

The Tenant agrees to pay the sum of \$ _____ for security and cleaning deposit, to be held by Landlord during the term of this lease to secure payment of rent and other monies owed by the Tenant pursuant to this Agreement. Said deposit shall be refunded providing: In the event Tenant fails to return all keys to Landlord upon vacating the premises, Landlord may change lock, at Tenant's expense. The Tenant agrees to surrender the premises in good, clean condition, ordinary wear and tear expected.



V. INITIAL PAYMENT

The Tenant agrees to pay an initial payment of \$ _____ upon signing of this Agreement. Initial payment shall deducted from the first rental fee.



VI. UTILITIES

The Tenant shall pay for and have connected water, gas, electricity, and all other services supplied to said premises excluding garbage collection. If the Tenant fails to have connected or to pay for water, gas, electricity or other services (excluding garbage collection) provided to the premises, then Lessee shall pay to the Lessor - in addition to the actual billed amounts for such services - the sum of \$ _____ (as a separate and additional charge) on the 1st day of each successive month for failure in the preceding month to have such service connected or failure to pay for any such service.



VII. OCCUPANCY

The number of occupants will be _____. The property shall only be occupied by the Tenant and the Tenant's immediate family members. To the extent allowable by law, the Landlord shall be liable only for damage or injury to Lessee, or his/her guests, if such damage or injury is occasioned by willful conduct of the Landlord. The Tenant shall be responsible for insuring against Tenants's liability to other tenants or persons for injuries to persons or property resulting from Tenant's use of said premises. The Tenant shall indemnify the Landlord for any uninsured loss occasioned by Tenant, guests or agents.



VIII. SUBLETTING

The Tenant covenants that he/she will not sub-let said premises or any part thereof nor assign this lease nor add or substitute any other persons without prior written consent of the Landlord. The Tenant knows and accepst that in the event of the premises shall be sublet, the Tenant shall remain liable for all obligations and duties under this Agreeemtn until the Agreement terminated.



IX. MAINTENANCE, DAMAGES & OTHER RULES

- A. Tenant shall keep the property in good condition.
- B. Tenant will be responsible for any damage caused which means the Tenant will cover all of the expenses in fixing it.
- C. Tenant shall follow a reasonable standard of cleanliness.
- D. Written permission from the Landlord is **required** for any alterations.
- E. The Landlord may visit the property by declaring beforehand for the purposes of inspection, repair, maintenance, and emergency.
- F. The number of guests shall not exceed _____. An overnight guest may not stay for more than two (2) nights.
- G. Pets are _____ on the property.
- H. Smoking is _____ on the property.
- I. Waterbeds are not allowed. If necessary, a written authorization should be issued by the Landlord.



X. PEACE AND ORDER

The Tenant is not allowed to keep firearms, bows, combat knife and other weapons in the property. The Tenant agree not to use the property in a way to disturb the peace in the surroundings or in the environment.



XI. INDEMNIFICATION

The Tenant indemnified the Landlord and the property free and harmless from any liabilities like accidents, loss of property, injury or death of a person/s.



XII. INSURANCE

- A. The Landlord agrees to purchase and maintain appropriate insurance for the rented property. The certificate of insurance can be viewed upon request.
- B. The Tenant's personal property is not covered in the insurance purchased by the Landlord against loss, theft, and negligence.



XIII. AMENDMENT

This Agreement can only be changed or modified through the written consent of both parties (Landlord and Tenant).



XIV. GOVERNING LAW

This Agreement shall be governed under the federal laws and the laws of the State of California.



XV. SIGNATURES

We, the undersigned, hereby agreed that we have read this Agreement and bounded by its terms and conditions.

Landlord

Date

Signature

Tenant

Date

Signature



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