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CALIFORNIA RESIDENTIAL RENTAL AGREEMENT

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") made and entered into this ____ day of _____, 20____, by and between:

_____ located at
 ("Landlord")

 ("Address of Landlord") (city, state, zip)
 and

 ("Tenant").

Landlord and Tenant hereby agree as follows:

- GRANT OF LEASE:** Landlord is the owner of certain real property being, lying and situated in _____ County, California, such real property described as: _____ ("Premises").
 Landlord does lease unto Tenant, and Tenant does hereby rent from Landlord the Premises.
- TERM:** This Lease shall commence on the ____ day of _____, 20____, and shall remain in full effect until its end at 11:59 PM on the _____ day of _____, 20____.
- HOLD OVER.** If Tenant is still living in the Premises after the termination date of this Agreement, this Agreement may be extended, with Landlord's consent, to create a **month-to-month tenancy** as defined by California law, and all provisions of this Agreement shall remain in full force. Landlord may terminate the month-to-month tenancy by giving written notice to the Tenant at least **60 days** prior to the intended termination date, subject to any applicable local laws. Such notice may be given on any date. Tenant may terminate the tenancy by giving written notice the Landlord at least **30 days** prior to the intended termination date, subject to any applicable local laws. Such notice may be given on any date.



STANDARD RESIDENTIAL LEASE AGREEMENT

THIS AGREEMENT made this ____ Day of _____, 20____, by and between _____ hereinafter "Landlord", and _____ hereinafter "Tenant". Landlord hereby agrees to rent to Tenant the dwelling located at _____ under the following terms and conditions:

- FIXED-TERM AGREEMENT/LEASE:** Tenant agrees to lease this dwelling for a fixed term of _____ beginning _____ and ending _____. Upon expiration, this Agreement shall become a month-to-month agreement **AUTOMATICALLY**, UNLESS either Tenant or Landlord notifies the other party in writing at least 30 days prior to expiration that they do not wish this Agreement to continue on any basis.
- RENT:** Tenant agrees to pay Landlord as here set the sum of \$ _____ per month, due and payable monthly in advance on the 1st day of each month during the term of this agreement. The first month's rent is required to be submitted on or before move-in.
- FORM OF PAYMENT:** Tenant agrees to pay their rent in the form of a personal check, a cashier's check, or a money order made out to the Landlord.
- RENT PAYMENT PROCEDURE:** Tenant agrees to pay their rent by mail addressed to the Landlord (prefer this with landlord's mailing address, _____) or in person at the rent address, _____, or such other way as the Landlord may advise the Tenant in writing.
- RENT DUE DATE:** Tenant hereby acknowledges that late payment will cause Landlord to incur costs not contemplated by the fixed term agreement. We allow for a 3 day grace period. In the event rent is not received prior to the 4th of the month, Tenant agrees to pay a \$25 late fee, plus an additional \$5 per day for every day thereafter until the rent is paid. Notice of health, loss of job, financial emergency, or other reasons will be accepted for late payment.
- BAD CHECK SERVICE CHARGE:** In the event Tenant's check is dishonored and returned unpaid for any reason to Landlord, Tenant agrees to pay a returned check charge of \$15 AND accept whatever consequences there might be in making a late payment. If for any reason a check is returned or dishonored, all future rent payments will be cash or money order.
- SECURITY DEPOSIT:** Tenant hereby agrees to pay a security deposit of \$ _____ to be refunded upon vacating, retaining the keys to the Landlord and maintenance of this contract during its entire term herein agreed. This deposit will be held to cover any possible damage to the property. No interest will be paid on this deposit and no owner will be applied to back or future rent. It will be held until Landlord vacates at least thirty (30) working days after Tenant has vacated the property. At that time Landlord will inspect the premises thoroughly and assess any damages and/or needed repairs. The deposit money covers any necessary charges for missing light bulbs, repairs, cleaning, etc., will then be returned to Tenant with a written explanation of deductions, within 60 days after they have vacated the property.
- CLEANING FEE:** Tenant hereby agrees to accept property in its present state of cleanliness. They agree to return the property in the same condition or pay a \$200.00 minimum cleaning fee if the Landlord has to have the property professionally cleaned.
- REMOVAL OF LANDLORD'S PROPERTY:**

Rental Agreement and Deposit Receipt

If you do not understand this agreement consult an attorney.

Deposit received from (PRINT) _____ Amount \$ _____

Current address (PRINT) _____

For rent of the property located at: _____

Rent amount is \$ _____, to be paid monthly in advance.

First month rent balance to be paid on or before ____/____/____

Tenant may not move into the property until balance of first month's rent is paid.

Security deposit paid by the tenant is to be returned after property is vacated and no damaged is assessed by landlord.

Amount of Security Deposit \$ _____

The property will be made available to move into on (DATE) ____/____/____

Circle one:
Landlord is responsible for: (Circle all that apply)

Gas - Electricity - Heat - Cable TV - Internet Access - Water - Snow Removal - Lawn Maintenance.

The _____ will pay the Broker \$ _____ at the signing of this agreement.

All parties have a copy of this Agreement

Broker (PRINT) _____ Sign _____ Date ____/____/____

Landlord (PRINT) _____ Sign _____ Date ____/____/____

Tenant (PRINT) _____ Sign _____ Date ____/____/____

Use of Rental Application – Should be used by the lessor before signing a contract to help to identify the applicant for the space is lease to be notarized?A lease is a contract between a landlord and a tenant. Bedbug Addendum (CIV § 1942.5(a)(1)) – The landlord acknowledges that there is prior no existence of bedbugs before move-in by the tenant in addition to the tenant confirming that their furniture does not contain the insect. Shared Utilities (CIV § 1940.9) – If the unit has a shared electrical or gas meter, the agreement must state how the utilities shall be split between the parties. These individuals include property managers looking for tenants and vice versa, social service providers looking for supportive housing, real estate agents, and anyone renting or looking to rent a property.What is the difference between a lease and a rental agreement?In the case of real estate or apartments, a rental agreement typically provides for tenancy for a short period of time, usually 30 days. Move-In/Move-Out Inspection Checklist – To list any damage prior to move-in before the lease commencement and at it's so the parties may see any added damage/repairs to the property. Instead of painstakingly designing a PDF output for your agreement, why not use one of the templates we designed for you? Typically used when the tenant is high-risk and this form is designated for a credible co-signer. Occupancy limits. The lease should state the length of the agreement. Pest Control (GOV § 1099) – If any remediation has been conducted on the property, an inspection report provided by the pest control company must be also forwarded to the tenant. Outline the tenant's responsibility to keep the property clean and pay for damages due to abuse. A lease is an agreement between you (the landlord) and your tenant. You can also accept digital signatures when it's time to sign the final document.What should I include in a lease agreement? Commercial Lease Agreement – For the use of any business by an individual or entity with an owner of office, retail, or industrial property. Jotform allows you to include digital signatures, such as DocuSign, on your lease agreement, which are usually legally binding.Glossary of Lease Agreement TermsLandlord (lessor): A landlord is a person who owns land, houses, or apartments and rents or leases them to tenants.Tenant (lessee): A tenant is a person who rents land or property from a landlord.Security deposit: A security deposit is paid by an incoming tenant in order to secure the lease from a landlord. Most commonly the damage (if any) will be reflected in the tenant's security deposit when returned by the landlord. Pets. *If you could not find your desired disclosure form check the Apartment Association of California's Index Page. You are advised to consult your local real estate laws. These templates are suggested forms only. Can a rental agreement be used as proof of address?In most cases, a valid rental or lease agreement can be used as proof of address. Is a lease cancellable?A lease is usually for a fixed term, such as one year. Security Deposits Maximum (§ 1950.5) – If furnished three (3) months' rent. Unless the tenant agrees, the terms of the lease cannot be changed by the landlord.Also, a lease does not usually automatically renew. In layman's term, it's a document used for the occupying of space (either commercial or residential) for a period of time in exchange for a monthly rent. Therefore, the form (C.A.R. Form WSM) advises a tenant of an estimate of the billing, how the actual billing will work and what can be included in the bill, and who to contact if there are any questions, among other items. Terms. Returning (§ 1950.5) – Landlord shall return any and all deposits within twenty-one (21) days from the time the tenant moved out of the property. This is especially common for month-to-month leases.Guarantor: A guarantor is the person responsible for taking care of and paying for the property if the primary tenant fails. CC&Rs Addendum – Acknowledgment of declaration of covenants, conditions, restrictions, and association rules and regulations. Download: Adobe PDF, MS Word (.docx), OpenDocument Month-to-Month Lease Agreement (Section 1946) – Rental contract with no end date. The names of all tenants. Download: Adobe PDF, MS Word (.docx), OpenDocument Room Rental (Roommate) Agreement – For a residence with more than one (1) individual seeking to separately occupy bedrooms while sharing common areas. A rental and lease agreement is a document that outlines the arrangement between an owner of a real estate, known as the "landlord" or "lessor", and someone else that is willing to pay rent while occupying the property, known as the "tenant" or "lessee". You should also include clauses for terms of conditions and signature widgets that should be signed by both parties.What is lease agreement?A lease agreement is a legally binding contract between a landlord and tenant that outlines the terms by which the tenant can rent property from the landlord, such as the duration of the lease, the monthly rent amount, and maintenance responsibilities.Who needs a residential lease agreement?Anybody involved in leasing a property should have a residential lease agreement that defines the terms of the agreement and keeps all involved parties protected by law. Satellite Dish Addendum – All lessee's in the State of California have the right to install a satellite dish on the property if they wish as long as it conforms to all local and State laws. The amount of rent and when it is due. Renters' Insurance Addendum – If the landlord requires the tenant to have liability insurance. As opposed to a fixed-term tenancy, the tenant decides when to end the tenancy. Unlawful Activities Addendum – Tenant, or their guest, may not conduct any of the activities listed in the document or else will be considered criminal and immediate removal (eviction) from the property. Source: CIV § 1954(d)(1) Guides Smoking Policy Disclosure (CIV § 1947.5) – Landlord must state if smoking is tolerated, the areas for which it is allowed including any and all common areas. If unfurnished two (2) months' rent. Landlords are not required to extend or renew a lease without a renewal option outlined in the agreement, so it's important to include a renewal option if you intend on renewing the lease.Periodic tenancy: Periodic tenancy is the possession of a property with no determined end date. Unless the renter or landlord provides a move-out notice, the lease is automatically renewed. If you're using a form as a contract, or to gather personal (or personal health) info, or for some other purpose with legal implications, we recommend that you do your homework to ensure you are complying with applicable laws and that you consult an attorney before relying on any particular form. Lead-Based Paint Disclosure – For any housing type built prior to 1978 to notify the habitants of the unit that the hazardous material of lead paint may exist in the under-layers of paint in their walls/ceilings. Include text that prohibits behavior such as excessive noise and illegal activity. The agreement will describe the property, specify the monthly rent, and list the responsibilities of both parties. Download: Adobe PDF, MS Word (.docx), OpenDocument Standard Lease Agreement– Most common type of residential lease for an established term, usually one (1) year, and both parties are bound to the terms until its end date. Leases usually include the standard items, such as the amount of rent, the duration of the lease, who is responsible for various maintenance items, and the penalties that can be assessed for not following the terms.With Jotform, you can create a lease template and use a form to collect specific information that changes with each lease, such as the tenant's name, rent amount, etc. CAM fees vary by circumstance, so amounts should be agreed upon by both the landlord and the tenant and explicitly laid out in their contract.Renewal option: A renewal option is included in a rental or lease agreement and outlines the terms and conditions for extending the original agreement. Updated February 11, 2022A California lease agreement allows a landlord of residential or commercial property to write a legally binding rental contract with a tenant. Late Fees Late fees must be "reasonable" (CIV § 1671). Megan's Law Disclosure (PDF | MS Word | ODT) (CIV § 2079.10a) – The following statement is required to be in every residential contract written in California: "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. The terms of the agreement can also be changed each month.A lease provides the tenant the right to occupy the property for a specific term, which typically runs from six months to a year or more. Los Angeles County has deemed 5% of the monthly rent to be reasonable. Demolition (CIV § 1940.6) – If the landlord has received any type of permit from their respective municipal office to demolish a residential unit it must be disclosed to the tenant before accepting a rental contract or deposit. Any deductions should be listed in an itemized statement. Restrictions on disruptive activity. Right to Enter (Landlord) *No notice required. Personal Guarantee – Gets an individual's promise to pay for a written rental contract. Let the renter know if you will allow pets and, if so, what type. Guarantors are often required for student lease agreements, or for tenants without steady employment.Cosigner: A cosigner is a third-party person that shares the responsibility of paying rent with the primary tenant, though they are not required to live on the property. Download: Adobe PDF, MS Word (.docx), OpenDocument Sublease Agreement – A tenant that decides to rent space they are currently involved in a lease with the landlord. Pet Agreement (PDF | MS Word) – If the tenant has a pet and would like to have it on the landlord's property. Pool & Hot Tub Addendum – For the use of a jacuzzi and/or pool on the premises. You can use Jotform to produce a PDF file of the lease for your tenant. Our revamped PDF Editor will allow you to fully customize the template, add your own branding, change the order of the questions, or modify the context of the terms and conditions.If you haven't had a chance to build a rental and lease agreement before, we're listing down some of the most important details you need to ask and disclose on your agreement – The premises (whether it's a house, apartment, condo, basement, or attic), contact details of the landlord and tenant, the amount of money paid by the tenant to the landlord, and the length of time the tenant has the right to stay on the premises. penalties) or vacate the property. Download: Adobe PDF, MS Word (.docx), OpenDocument Rent-to-Own Lease Agreement – Traditionally a fixed-term contract with the added benefit of being able to buy the residence during a stated "option" period. This should specify that only the adults who signed the lease and their minor children can occupy the property. The terms of the contract are negotiable between the tenant and landlord and once signed, the form is considered legally and mutually binding.With Jotform, you have an option to add e-signature widgets to your form and have your tenant fill out the rest of it. Death on Premises (CIV § 1710.2) – A landlord must disclose to a prospective tenant a death that occurred in the unit if it is considered to be material, but is not required to disclose a death that occurred more than three years before the tenant offers to lease the unit, or if a previous occupant had HIV or died from AIDS-related complications. Flood Disclosure (PDF, MS Word, ODT) (GOV § 8589.45) – Mandatory as of July 1, 2018. Grilling Guidelines – Sets the rules for the tenant if the use of a grill is allowed. Entry to the property. Optional Disclosures Asbestos Addendum – For the existence of this substance in a property. Giving Notice A Right to Enter Notice must be either: Personally delivered to the tenant; Left with someone of a suitable age at the property; Left on, near, or under the usual entry door of the premises in a manner in which a reasonable person would discover the notice; or Mailing at least six days prior to an intended entry is presumed reasonable notice in the absence of evidence to the contrary. Clarify your rights to access the property to make repairs, and how much advance notice you will provide. Maintenance and repairs. If you're in the real estate business, branding is important since you'll be sharing this agreement with a lot of clients. Rent is due on the day stated in the lease agreement (page 28, Landlord-Tenant Handbook). They can also apply to the rental of equipment, automobiles, and other items.Can I write my own lease agreement?Yes, you can. Both landlord and tenant will be bound to the terms of the agreement until the lease end date. Declare whether you require a security deposit and first/last month's rent. A tenant who continues to stay at the property converts to month-to-month until a new rental or lease agreement is signed.These conditions are not unique to this type of property. If the tenant does neither then the landlord may begin eviction proceedings. Either party may cancel with 30 days' notice, if the tenancy is less than 1 year, and 60 days if the lease is more than a year. Carbon Monoxide Detector Compliance Form (§ 17926.1) – Landlord is required to have carbon monoxide monitors throughout all living units that have fossil-fuel-based heaters and/or appliances. After signing, the tenant will be obligated to pay the first (1st) month's rent and a security deposit, if any, before access is given to the premises. Download: Adobe PDF, MS Word (.docx), OpenDocument Required Disclosures (12) AB 1482 Just Cause Addendum (CIV 1946.2(e)) & 1947.12(d)(5)(B)(i)) – Must be attached and signed by all tenants for landlords unless it falls into one of the following categories of exemptions: Units constructed in the last 15 years; Units restricted by a deed, regulatory restrictions, or other recorded document limiting the affordability to low or moderate-income households; Certain dormitories owned and operated by an institution of higher education or a kindergarten and grades 1 to 12; A property containing two separate dwelling units within a single structure, provided the owner occupies one of the units; and Single-family homes only if they are not owned by a real estate trust, a corporation, or an LLC with at least one corporate managing member; Units that are already subject to a local rent control ordinance. An ideal use case is to generate a PDF copy of the submitted agreement that can be printed out. Deposits and fees. 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." Mold Disclosure (HSC § 26147 & 26148) – The landlord must disclose to the tenant the health risks of mold by attaching the document to the agreement. Resident Policies and House Rules – Sets standard rules and parameters for the tenant to follow. Rent. Usually, there is no requirement to have it notarized. It can either be a partial payment toward the tenant's monthly rent or a security measure for the landlord in the event of property damages.Common area maintenance (CAM): Common area maintenance (CAM) fees — common in commercial and industrial leases —are paid by tenants to help cover expenses for internal and external common areas like hallways, elevators, shared bathrooms, parking areas, and more. However, a landlord may waive any penalties and allow a tenant to break a lease. Ordinance Locations (CIV § 1940.7(b)) – The landlord of a residential dwelling unit who has actual knowledge of any former federal or state ordinance locations in the neighborhood area shall give written notice to a prospective tenant of that knowledge prior to the execution of a rental agreement. Establish who is responsible for utilities, and what will happen if a payment is delinquent. If the tenant is late on rent, the landlord can send them a 3-day notice to quit which requires the tenant to pay the full amount due (incl. Every adult who will live on the property should be included. The lessor is required to inform the tenant if the property is located in any special flood area. Water Submeter Addendum – Residential landlords are required in some cases to notify tenants of issues related to water submeters. Usually, the tenant must receive written confirmation before authorizing a sub-lessee.

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