



Apartment No. \_\_\_\_\_

# LEASE



(Consult with your attorney about local technicalities or changes in the law subsequent to the revision date.)

OWNER: \_\_\_\_\_

RENTER: \_\_\_\_\_

PREMISES: \_\_\_\_\_

APT.NO.	ADDRESS	(ST., AVE., PL., BLVD., ETC.)	CA	ZIP CODE
---------	---------	-------------------------------	----	----------

Owner and Renter agree that Renter's performance of and compliance with each of the terms hereof, and with Owner's House or Pool Rules (if any) which are incorporated herein by reference, constitute a condition on Renter's right to occupy the Premises. Any failure of compliance or performance by Renter shall allow Owner to forfeit Renter's right to possession. All persons designated as "Renter" are jointly and severally liable for all "renter" obligations. Rent is due for the entire term and for any holdover period.

TERM: From and including \_\_\_\_\_ To and including: \_\_\_\_\_

- |                                |          |                                    |                    |
|--------------------------------|----------|------------------------------------|--------------------|
| A. Rent Start Date             | _____    | I. Storage Space                   | _____              |
| B. Rent per Month              | \$ _____ | J. Maximum Occupancy per Agreement | _____              |
| C. Day of Month Rent Due       | _____    | K. Named Renter                    | _____              |
| D. Late Rent Charge            | \$ _____ | L. Added per Occupant Rent         | \$ _____           |
| E. Returned Check Charge       | \$ _____ | M. Owner's Personal Property       | _____              |
| F. Security Deposit            | \$ _____ | N. Pets                            | _____              |
| G. Owner Paid Utilities        | _____    | O. Inspection Consent              | Circle One: Yes No |
| H. Parking Space (Lic./Space#) | _____    | See Paragraph 9                    |                    |

**P. Required Notices: RENT:**

Person/Address/Telephone No. where and to whom rent to be paid: \_\_\_\_\_

Days and times on which rent is to be paid: \_\_\_\_\_

**LEAD:**

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, owners must disclose the presence of known lead-based paint hazards in the housing premises. Also Renters must receive a federally approved pamphlet on lead poisoning prevention.

- \_\_\_\_ **Owner's initials** mean the Premises were built before 1978.
- \_\_\_\_ **Owner's initials** mean Owner has no knowledge of lead-based paint and/or lead-based hazards in or on the Premises and Owner has no reports or records pertaining to lead based paint in or on the Premises.
- \_\_\_\_ **Owner's initials** mean Owner has that information about lead in or on the Premises disclosed on the attached lead-based paint disclosure form.
- \_\_\_\_ **Renter's initials** indicate that Renter has received the pamphlet entitled "Protect Your Family From Lead In Your Home" and Renter shall notify Owner promptly in writing of any deteriorating and/or peeling paint.

**CHEMICALS:**

- \_\_\_\_ **Renter's initials** indicate that Renter has received a copy of a "chemicals used notice" from Owner's pest control company (Civil Code 1940.8) which must be provided to tenant if, and only if, there is a written pest control contract in effect.

**WEST HOLLYWOOD ONLY:**

- \_\_\_\_ **Owner's initials** mean the unit is exempt from the City's Rent Stabilization Law, except for Section 6407G (exemption disclosure) and 6413 (limiting termination or re-rental-refusal to specified reasons) and there is no limit on the rent that may be charged.
- \_\_\_\_ **Owner's initials** mean the unit is subject to the City Rent Stabilization Law and a copy of the Law and information about the maximum rent for each unit in the building may be obtained from the Commission, 8200 Santa Monica Blvd., 1st Floor, W. Hollywood, CA 90069.