

Jamison Management Company
Rental Agreement and/or Lease

Landlord/Lessor/Agent: _____ c/o Jamison Management Company

Tenant(s)/Lessee: _____

Address of Premises: _____

Apartment Number#: _____ Unit, Parking Space(s): _____

This Rental Agreement and/or lease shall evidence the complete terms and condition under which the parties whose signatures appear below have agreed. **Landlord/Lessor/Agent** shall be referred to as "LANDLORD" and **Tenant(s)/Lessee(s)** shall be referred to as "RESIDENT." As consideration for this agreement, LANDLORD agrees to rent/lease to RESIDENT and RESIDENT agrees to rent/lease from LANDLORD for use SOLELY AS A PRIVATE RESIDENCE, the premises as listed above. RESIDENT acknowledges that any false statements found in RESIDENT'S application shall constitute a non-curable breach of this agreement. RESIDENT hereby agrees to complete an updated application, including a census as to the occupants in the unit upon seven days request of LANDLORD.

1. TERMS: Resident agrees to pay in advance the following per month on the 1st day of each month:
Rent \$ _____ Pet Rent \$ _____ Parking or Storage \$ _____. The term shall commence on _____ as either:

i. month-to-month tenancy but may be terminated by either party upon written notice.

ii. until _____ as a leasehold. Thereafter it shall become a month to month tenancy. If Resident should move from the premises prior to the expiration of this time period, he shall be liable for all rent due until such time that the Apartment is occupied by a Landlord approved paying Resident and/or expiration of said time period, whichever period is shorter.

2. TERMINATION: Upon expiration of the lease period, this agreement will continue on a month-to-month basis but may be terminated by either party with a WRITTEN 30-day Notice of intent to terminate. If Resident chooses to break the lease, Resident must give 30-day written notice and pay a \$ _____ termination fee, in addition to all rent due until such time that the Apartment is occupied by a Landlord approved paying Resident and/or expiration of the lease term. The premises shall be considered vacated only after all areas, including storage areas, are clear of all Resident's belongings, and keys and other property furnished for Resident's use are returned to Landlord. Should the Resident hold over beyond the termination date or fail to vacate all possessions on or before the termination date, Resident shall be liable for additional rent and damages, which may include damages due to Owner's loss of prospective new Renters paying rent at the new market rent value. Notice may be served to the Resident Manager of the above premises or to the main office.

3. PAYMENTS: All payments are payable to **JAMISON MANAGEMENT COMPANY**, deliverable to the Landlord's office located at 107 W. Torrance Blvd., Suite 104, Redondo Beach, CA 90277 or the manager's residence/office as indicated in section 26 of this Agreement, who is usually available Monday through Friday, 8:00 a.m. to 4:30 p.m. Rent is due on the 1st of each month. To help safeguard against bank fraud, avoid lost or stolen money orders and to provide better bookkeeping practices, all payments are to be made by electronic payment, except for the first month's rent and security deposit or any rent payments made after the 10th day of the month. The first month's rent and security deposit and any late payments made after the 10th of the month must be made in the form of cashier's check or money order. NO CASH shall be accepted. Landlord acknowledges receipt of:

First month's rent \$ _____; Security Deposit \$ _____; Monthly Pet Rent \$ _____ Prorated rent of \$ _____ for _____ days, from _____ to _____. All pro-rated rent is calculated based on a 30-Day month, regardless of the actual number of days in the month.

The TOTAL MOVE-IN FEE (security deposit plus first month's rent) is \$ _____

Resident(s) acknowledge(s) and agree(s) that Landlord may apply any payment made by Resident(s) to any monetary obligation owed by Resident(s) to Landlord, notwithstanding any specific obligation, date, or other direction or directive accompanying any such payment, whether written on the form of payment or in any other communication.

Resident(s) also acknowledges and agrees that any attempt by Resident(s) or anyone on Resident(s) behalf to allocate a payment in any way contrary to Landlord's intended allocation of said payment shall be null and void and of no effect, including the use or application of a restrictive endorsement on the face or any other part of the check or payment.

4. LATE CHARGES: Resident acknowledges that Landlord will incur certain administrative costs in connection with a late rental payment and that the amount of such administrative costs would be extremely difficult or impractical to ascertain. Therefore, parties agree that if Resident fails to pay the rent in full by the 3rd day of the month, a late charge of either **6%** of the rent or a flat fee of \$____, whichever is higher, will be charged. If Landlord elects to accept rent after the 10th day of the month, payment in the form of money order or cashier's check is required. Landlord does not waive the right to insist on payment of rent in full on the day it is due. If a late charge is found to be necessary and is not paid, the late charge will be deducted from Resident's security deposit. An additional charge of approximately \$35.00 will be made for any deficient checks or electronic payments. All returned payments are subject to a late fee and **WILL NOT BE RE-DEPOSITED**. After one returned payment, it will be necessary for the Resident to pay subsequent rental payments by cashier's check or money order for at least two consecutive months. **Any additional late charges or fees will be imposed as additional rent and payments made will be applied to the oldest unpaid amounts first.**

5. SECURITY DEPOSIT: The Security Deposit shall not exceed two times the monthly rent for unfurnished apartments or three times the monthly rent for furnished apartments. Landlord may use the Security Deposit in such amounts that are reasonably necessary to remedy Resident's defaults in the payment of: unpaid rent, key replacements costs, costs to repair damages, cleaning costs, cost to restore the premise to rentable condition either during or subsequent to Resident's occupancy above ordinary wear and tear, pursuant to Civil Code 1950.5. Resident agrees to reinstate the total Security Deposit upon five (5) days written notice and to increase the security as permitted by law upon thirty (30) days notice. The Security Deposit or balance thereof (including any unpaid late charges), together with an itemized accounting, shall be mailed to Resident at last known address within twenty-one (21) days of surrender of premises and keys, and garage openers. The check and any deductions itemized will be mailed to one Resident only and will not be refunded until all Residents and occupants have moved out and returned possession of the unit to the Landlord. The Security Deposit is non-interest bearing. Any unpaid late charges or unpaid fees will be deducted from the Security Deposit, along with any unpaid rent, repairs, and cleaning charges. Security Deposit is forfeited if Resident vacates apartment without 30 days written notice. Security deposit is not an advance payment for the last month's rent.

6. OCCUPANTS: The premises are rented for use by the following persons ONLY (NO ADDITIONS OR SUBSTITUTIONS WITHOUT LANDLORD'S PRIOR WRITTEN APPROVAL):
Leaseholders:

_____.

All Other Occupants: _____.

Pets (if permitted by Landlord, additional Pet Addendum is Required): _____;
See Pet Addendum, if applicable.

Guest(s) staying over (15) days cumulative (but not necessarily consecutively) or longer during any 12-month period, without the Owner's written consent, shall be considered a breach of this agreement. If Landlord permits Guest to reside in unit beyond the 15 days, and pursuant to written agreement, there will be a charge of up to \$100 per month additional rent due for any person on the premises for more than fifteen (15) days in accordance with the legal occupancy limit for said unit. Said person, if 18 years of age or older, is required to complete Resident application, credit check, provide copies of social security, driver's license, and last three checks stubs, in order to be added to Rental Agreement.

7. CONDITION OF PREMISES: Resident acknowledges that he has examined the premises and all furnishings, fixtures, plumbing, heating electrical facilities, appliances and all items in attached inventory sheet, if any, and/or any other items provided by owner are all clean, and in good operating condition, except as where may be indicated elsewhere in this Agreement. Resident has five (5) days after move-in to notify Landlord of any exceptions not noted upon initial inspection. Resident shall promptly pay for any damage to the apartment, or other residence, general

premises, contents, furnishings and equipment thereof which may be caused by Resident, his guests or other occupants. RESIDENT PROMISES TO KEEP THE PREMISES IN A NEAT AND SANITARY CONDITION. At the termination of this agreement, the premises and all of the above enumerated items in this provision belonging to Landlord shall be returned to Landlord in clean and good condition except for reasonable wear and tear; It is agreed that all dirt, holes, tears, burns, or stains of any size or amount in the carpets, drapes, walls, fixtures or any other part of the premises do not constitute reasonable wear and tear. The premises should be free of all personal property, including trash not belonging to owner.

- 8. MAINTENANCE AND ALTERATIONS:** Resident **SHALL NOT** paint, wallpaper, alter or redecorate, change or install locks, install antenna, or satellite dishes, screws, fastening devices, excessive large nails, or adhesive materials, place signs, displays, or other exhibits, on or in any portion of the premises without the written consent of the Landlord, except as may be provided by law. **Resident is responsible for cleaning the carpet** at Resident's own expense at least once a year to maintain the carpet. Resident shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles as provided and shall cooperate in keeping the garbage area neat and clean. Resident shall be responsible for disposing of items of such size or nature as is not acceptable by the garbage hauler for the building. Resident shall not store any object on the property outside of the unit. **Resident shall be responsible for keeping the garbage disposal clean** of chicken bones, toothpicks, match sticks, celery pits, grease, metal vegetable ties, and all other items that may tend to cause stoppage of the mechanism. Resident agrees to always run water down the garbage disposal before operating. Drains and waste pipes are acknowledged to have been clear at commencement of this agreement. **Resident shall pay for the cleaning out of any plumbing fixture** that may need to be cleared of stoppage and for the expense or damage caused by the stopping of waste pipes or overflow from bathtubs, washbasins, toilets, or sinks, if caused by negligence or misuse by Resident or their guests. **Resident must notify landlord with a written notice stating what items need service or repair and give Landlord reasonable opportunity to service or repair that item.** Should any charges be incurred by the City as a result of not notifying the Landlord in writing of such needed service or repairs, Resident shall be responsible for a minimum of \$201.50 for each occurrence plus any additional fines or inspection fees imposed by a government office as a result of Resident not notifying Landlord in writing of any deficiencies with the residence. When you move in, we'll supply light bulbs for fixtures we furnish, including exterior fixtures operated from inside the dwelling; after that you must replace non-functioning light bulbs at your expense with bulbs of the same type and wattage. **Resident agrees not to change any lock or locking device to the premises without the prior written consent of Landlord, and must provide Landlord or Resident Manager with duplicate keys within 24 hours of making the change.** Resident responsible for purchase and installation costs for Security door, style of door to be approved and installed by Landlord only. Resident understands and agrees to allow Security door to remain with unit when Resident vacates. Your improvements or fixtures added to the dwelling (whether or not we consent) become ours unless we agree otherwise in writing.
- 9. TEMPORARY RELOCATION:** Resident(s) shall, upon demand of Landlord, temporarily vacate Premises for a reasonable period of time to allow for fumigation or repairs to the Premises, Resident(s) shall comply will all requirements necessary to prepare the Premises for fumigation or repairs including storage or preparing to store food, medicine, plants, and valuables. Resident(S) shall be credited Rent equal to the per diem Rent for the period of time that Resident(S) was/were required to vacate the Premises, for any period equal to one day or more.
- 10. NOTICE OF CALIFORNIA STATEWIDE RENT CONTROL:** As of July 1, 2020 Owner/Agent is required by applicable law to provide Tenant(s) with Notice regarding statewide rent control and just cause evictions. This property **This property is EXEMPT FROM rent control and just cause evictions.** See AB 1482 Disclosure for further information.
- 11. USE OF PREMISES:** Resident shall not use premises for unlawful purposes nor violate any law or ordinance.

 - A. NOISE AND CONDUCT:** Resident agrees not to cause or allow any noise or activity on the premises that might disturb the peace or quiet of another Resident. Lounging, visiting, or any activities in the halls, on the front steps, or common areas that interfere with the free use and enjoyment, passage or convenience of another resident is prohibited. Resident shall not violate any law or use the premises for the use, storage, possession, manufacturing or selling of illicit drugs. Said noise and/or activity shall be a breach of this Agreement.
 - B. DESTRUCTION OF PREMISES:** If premises becomes totally or partially destroyed during the term of this Agreement so that Resident's use is seriously impaired, Resident or Landlord may terminate this agreement immediately upon three-day notice to the other.

C. PETS: No dog, cat, bird, reptile, fish or other animal/pet of any kind may temporarily or permanently be kept on or about the premises, without obtaining prior written consent and meeting the requirements of the Landlord. If written authorization is given by the Landlord, a Pet Agreement must be signed. Service animals or companion animals are exempt. If an unauthorized pet is found to be residing on the property, a pet fee of \$65 per month will be charged retroactively to the beginning of the lease term. If a pet is temporarily "visiting" a property, a pet fee of \$65 per will be charged during the pet's stay.

D. WATER FILLED FURNITURE AND COMBUSTIBLES: No liquid filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later Resident may possess a waterbed if Resident maintains waterbed insurance valued at \$100,000 or more. Resident must furnish Landlord with proof of said insurance. Resident must also comply with civil code 1940.5. **Resident shall not keep on premises a receptacle containing more than ten gallons of liquid, highly combustible materials** or other items which may cause a hazard or affect insurance rates or other items of unusual weight or dimension without the prior written consent of the Landlord.

E. PARKING AND STORAGE: When and if Resident is assigned a parking space on the premises, the parking space shall be used exclusively for parking of passenger automobiles and/or those approved vehicles listed on the Resident's "Rental Application" or attached hereto. Resident may not wash, repair, or paint in this parking space or in any other common area on the Premises. Resident may not store any personal belongings in the parking area unless it is stored inside an assigned storage bin. Resident may not assign, sublet, or allow Resident's guest(s) to use this or any other parking space. Resident is responsible for oil leaks and other vehicle discharges for which Resident will be charged for cleaning if deemed necessary by Landlord. Only vehicles that are operational, free from leaking fluids, insured for public liability/property damage, and currently registered with the department of motor vehicles, may park on the premises. Any unauthorized vehicles or vehicles violating the policies noted above may be towed at the expense of the vehicle's owner. In the event said property is not removed, Owner/Agent may dispose of the personal property in the manner prescribed by law. In no event shall Tenant(s) store any hazardous, flammable, toxic, or inherently dangerous materials, other than those incidental to ordinary household use anywhere in the Premises or on the Property.

F. COMMERCIAL ACTIVITIES: Resident agrees not to use the premises for any commercial enterprise.

G. NO SMOKING: For the possible irritation, safety and health effects on our residents, smoking is prohibited on the entire property. Resident and or guests shall not smoke anywhere on the property, including individual units and on the common areas of the property. The term "smoking" means inhaling, exhaling, burning or carrying any lighted smoke producing product in any manner or any form.

H. HOUSE, POOL AND LAUNDRY RULES: Resident shall comply with such Apartment Rules and Regulations, house, pool or laundry rules attached to this agreement or as may be distributed or posted from time to time on the general premises. These rules shall apply to, but are not limited to noise, odors, disposal of trash, pets, parking, use of common areas, and storage of toys, bicycles, tools and other personal items, which must be kept inside and out of view. Use of the pool area if any, or laundry room is conditioned upon Resident's care and consideration and can be revoked by the Landlord at any time for any reason without reduction of the above stated rent.

I. SATELLITE DISHES: Under the Federal Communications Commission order, Resident has a limited right to install a satellite dish or receiving antenna on the leased premises. Owner may impose reasonable conditions to installing such equipment.

Number and Size: You may install only one satellite dish or receiving antenna on the premises. A satellite dish may not exceed one meter in diameter. An antenna may receive but not transmit signals.

Location: Location of the satellite dish is limited to (a) inside Resident's dwelling, or (b) in an area outside resident's dwelling such as a balcony, patio yard, etc. of which Resident has exclusive use under Resident's lease. Installation is not permitted on any parking area, roof, exterior wall, window, windowsill, fence, or common area, or in an area that other residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to Resident's exclusive use.

Safety and Non-interference: The installation: Must comply with reasonable safety standards; May not interfere with our cable, telephone, or electrical systems, or those of neighboring properties; May not be connected to our telecommunications systems and; May not be connected to our electrical system except by plugging into a 110- volt duplex receptacle. **If the satellite dish or antenna is placed in a permitted outside area, it must be safely secured by one of two methods: Securely attaching it to a portable, heavy object such as a small slab of concrete or Clamping it to a part of the building's exterior that lies within Resident's Leased premises; (such as a balcony or patio railing). No other methods are allowed.**

Signal Transmission from Exterior Dish or Antenna to Interior of Dwelling: Under the FCC order, Resident may not damage or alter the leased premises and may not drill holes through outside walls, door jams, windowsills, etc. If Resident's satellite dish or antenna is located outside Resident's dwelling (on a balcony, patio, etc.) the signals received by it may be transmitted to the interior of Resident's dwelling only by the following methods: (a) Running a

“flat” cable under a door jamb or windowsill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (b) running a traditional or flat cable through a preexisting hole in the wall (that will not need to be enlarged to accommodate the cable); (c) connecting cables “through a window pane” similar to how an external car antenna for a cellular phone can be connected to inside wiring by a device glued to either side of the window- without drilling a hole through the window; (d) wireless transmission the signal from the satellite dish or antenna to a device inside the dwelling; or any other method approved by us.

Workmanship: In order to assure safety, we must approve the strength of type of materials used for installation.

Installation must be done by a qualified person or company approved by us. Our approval will not be unreasonably withheld.

Maintenance: Resident will have the sole responsibility for maintaining Resident’s satellite dish, antenna, and all related equipment.

Removal and Damages: Resident must remove the satellite dish or antenna and other related equipment when Resident moves out of the dwelling.

12. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS: Your apartment is supplied with smoke and carbon monoxide detection devices as required by law. All detector(s) in your apartment are in proper working order. Upon occupancy, it will be your responsibility to regularly test the detector(s) to insure that the device(s) are in operable condition at least once a month. Under no circumstances will the smoke and carbon monoxide detectors be dismantled by you or one of your guests. You agree to inform Jamison Management immediately in writing of any defect, malfunction or failure of such detectors. Each Resident understands that the smoke and carbon monoxide detectors are battery operated and it shall be the Resident’s responsibility to: (a) ensure the battery is in operating condition at all times; (b) replace the battery as needed, (c) if after replacing the battery, the smoke and carbon monoxide detector do not work, inform the Landlord immediately in writing. In accordance with the law, Resident shall allow Landlord access to the premises for the purpose of verifying that all required smoke and carbon monoxide detectors are in place and operating properly or to conduct maintenance service, repair or replacement as needed. Resident will be charged for any missing or broken smoke or carbon monoxide detectors at time of vacancy.

13. AIR FILTER REPLACEMENT CLAUSE: As applicable, the Resident agrees to replace the air filter for their central heating system, at their own cost, at least twice a year, and if they have a central HVAC system, they agree to replace their air filter every three months, or a minimum of four times a year. The Resident acknowledges that failure to replace the air filter regularly may result in damage to the heating or cooling system, which will be the Resident’s responsibility to repair.

14. INSURANCE: Resident acknowledges that Landlord’s insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall Landlord be held liable for such losses. Resident also acknowledges that the Landlord has made no representation that the property is a “secure” complex or that Resident is safe from theft, injury or damage. RESIDENT HERBY AGREES TO OBTAIN AN INSURANCE POLICY TO COVER ANY LOSSES TO RESIDENT’S PERSONAL PROPERTY OR VEHICLE. This does not waive Landlord’s duty to prevent personal injury or property damage where that duty is imposed by law. However, Resident’s failure to maintain said policy shall be a complete waiver of Resident’s rights to seek damages against Landlord for above stated losses to Resident’s personal property and is a breach of this agreement. The policy amount must be a minimum of \$100,000 from an insurance provider licensed in California. The Landlord must be included as an additional insured on the Resident’s policy and a copy of the policy must be turned into the office within 10 days of occupying the Premises and on each renewal period of the policy.

15. UTILITIES AND RESIDENT UTILITY BILL-BACK PROGRAM If it is specified that you will contract directly with the utility provider, you must do so before move-in to avoid interruption of services. If electricity, natural gas, water, or sewer services have been discontinued, occupancy of Residence is hazardous and will be a breach of this Agreement. Billing statements provided by us or by our billing service must be paid by the due date specified on the billing statement. If you fail to pay utility- related charges when they are due, we may discontinue providing the utility to you (if allowed by law), and your failure will be a material breach of this Agreement. We reserve the right to change utility billing service providers. If we do, you will be notified in writing. You will be responsible for utilities designated as being your responsibility consumed during your occupancy beginning on the date of delivery of possession until we reacquire possession of the Residence. You may only use normal household

amounts of any utility that is not placed in your name with the utility provider(s), and you may not use them for business, commercial, or fee-generating purposes.

Resident shall be responsible for the payment of utility bills, including charges for usage, deposits, taxes, administrative or other fees or costs associated with the utilities, related billing/ billing cost, and the method of billing, metering, or otherwise allocating the cost and charges to the Resident based on number of bedrooms for each unit.

Resident agrees to pay for all utilities and services based upon occupancy of the premises EXCEPT the following utilities, which will be paid directly by the Landlord: _____:

If Resident resides in a single family residence, and the Landlord is not paying for the utility, the Resident shall place the utility in the Residence name and is responsible for paying the utility Company directly.

If Resident resides in a multifamily residence, and the utility is not separately submetered, Landlord will bill back the utility to the resident, either through a metered utility system, which will be based on Resident's actual usage, or through an allocation method based on number of bedrooms for each unit. This formula does not prorate based on move in date. A separate Utility Addendum with the specified allocation method and terms will be provided with this agreement or with a 30 Days Notice prior to commencement of the utility billing to the Resident.

16. GARDENING: The ___ Landlord ___ Resident (check one) will pay for, water and maintain the garden, landscaping, trees and shrubs. Landlord will maintain the sprinkler system unless damage is caused by Resident. Resident is responsible for notifying Landlord of any malfunction of the system within two days of system malfunctioning. Landlord and Resident agree that State or local water use restrictions shall supersede any obligation of the Landlord or Resident to water or maintain any garden, landscaping, trees or shrubs. Resident's failure to maintain any item for which Resident is responsible shall give Landlord the right to hire someone to perform such maintenance and charge Resident to cover the cost of such maintenance.

17. INDEMNIFICATION OF LANDLORD and JOINT AND SEVERAL LIABILITY: The undersigned Residents are jointly and severally responsible and liable for all obligations under this agreement and shall indemnify Landlord for liability, personal injury or property damage caused by the actions (omission or commission) of Residents, their guests or invitees. Any breach or abandonment by any one or more of the Residents shall not terminate the Agreement nor shall it relieve the remaining Resident from fulfilling the terms of the Agreement. Service of notices on one Resident shall constitute service on all Residents.

18. LIABILITY AND DAMAGE RESPONSIBILITY: Resident agrees to defend and indemnify Landlord, and to hold Landlord harmless from any and all claims of injury, damage, loss or harm, of any type concerning injury or death to person or any damage to or loss of property caused by the intentional acts or negligent acts of Resident and/or Resident's guests or invitees occurring on or about the premises rented for Resident's exclusive use. Resident expressly absolves Landlord from any and all liability for any loss or damage to Resident's and/or other cause beyond the direct control of the Owner, including but not limited to damage, to Resident's vehicles or the vehicles of Resident's guests or invitees while parked on the property. In the event the rental premises are damaged by water, fire, or other casualty, Landlord shall have the option either to (1) repair such damage, with this Agreement continuing in full force and effect, or (2) give notice to Resident of termination of this Agreement. Resident expressly agrees to accept financial responsibility for damage to Owner's property from water, fire, or any other casualty caused by Resident's intentional acts or negligent acts. Resident is required to carry standard renter's insurance policy to cover any such damage to the owner's property caused by the intentional acts or negligent acts of Resident and/or Resident's guests. In no event shall Resident and/or Resident's guest be entitled to any compensation or damages of any type for extra expense, annoyance, inconvenience or any other cause resulting in loss of use off the rental premises due to fire, water, or any other casualty.

19. RIGHT OF ENTRY AND INSPECTION: Landlord or Landlord's Agent may enter, inspect and/or repair the premises at any time in case of emergency or suspected abandonment. Pursuant to Civil Code Section 1954, Landlord shall give 24 hours advance notice and may enter the premises during normal business hours to make necessary or agreed upon repairs, alterations or improvements, to supply necessary or agreed upon services, to perform routine and required inspections and repairs, to show the premises to prospective purchasers, lenders, residents, workmen or contractors. **If work performed requires that Resident temporarily vacate the premises**

for one day or more, then Resident shall vacate for this temporary period upon being served a 7-day notice by Landlord. Resident agrees that in such event that they will be solely compensated by a corresponding reduction in the rent for those many days that Resident was temporarily displaced. NO other compensation shall be due to the Resident. If the work to be performed requires the cooperation of the resident to perform certain tasks, then resident shall perform those tasks upon receiving a 24-hour written notice. **Upon 24 hours notice, Resident hereby agrees to lend Landlord the keys to the premises for the purpose of having duplicates made for the Landlord's use.**

- 20. ASSIGNMENT AND SUBLETTING:** Resident agrees not to transfer, assign or sublet the premises or use the property for short-term rentals such as AirBNB, any part thereof and hereby appoints and authorizes the Landlord as his agent and/or by Landlord's own authority to evict any person claiming possession by way of an alleged assignment or subletting. Violation of this provision shall be deemed a substantial breach of the lease.
- 21. ABANDONMENT:** California Civil Code Section 1951.2 shall govern Abandonment. If any rent has remained unpaid for 14 or more consecutive days and the Landlord has a reasonable belief of abandonment of the premises, Landlord shall give 18 days written notice to Resident at any place (including the rented premises) that Landlord has reason to believe the Resident may receive said notice of Landlord's intention to declare the premises abandoned. Resident's failure to respond to said notice as required by law shall allow Landlord to reclaim the premises.
- 22. CHANGE OF TERMS:** The terms and conditions of this agreement are subject to future change by Landlord after expiration of the agreed lease period and upon 30-days written notice of such change. Any changes are subject to laws in existence at the time of the Notice of Change of Terms
- 23. ATTORNEY'S FEES AND COST:** If any legal action or proceeding is brought by either party to enforce any part of this agreement, the prevailing party shall be reimbursed for all reasonable attorney's fees up to \$600 in addition to other damages awarded. Due to the fees that can be charged by attorneys, it is agreed by the parties that both sides will waive their right to a jury trial. If Landlord is required to prepare and serve any notice for breach of covenant, including that of payment of rent, Resident shall be responsible and shall pay the cost of preparation and service of said notice, regardless of whether or not legal action is subsequently instituted.
- 24. PARTIAL INVALIDITY:** Nothing contained in this Agreement shall be construed as waiving any of Resident's or Owner's rights under the law. If any part of this Agreement shall be in conflict with the law, that part shall be void to the extent that it is in conflict, but shall not invalidate this Agreement nor shall it affect the validity or enforceability of any other provision of this Agreement.
- 25. BREACH OF AGREEMENT:** Resident agrees that each of the terms in this lease Agreement and in the rules and Regulations, constitutes a condition on Resident's right to possession of the Premises. Any failure by Resident to comply with one or more of such terms shall constitute a material breach of this Lease Agreement for which Landlord may terminate Resident's right to possession of the Premises and Forfeit this agreement in a manner by law.
- 26. NO WAIVER:** Landlord's acceptance of rent with knowledge of any default by Resident or waiver by Landlord of any breach of any term or condition of this Agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be construed as a waiver by Landlord of said term, condition, and/or right, and shall not affect the validity or enforceability of any other provision of this Agreement.
- 27. SERVICE OF NOTICE AND LEGAL PROCESS:** Each Resident and signatory to this Agreement expressly acknowledges that each other Resident and/or signatory to this Agreement is the agent of said signatory and in such capacity, is specifically authorized to accept service of legal notice and or legal process on his or her behalf. Notice on the Landlord may be served upon the Resident Manager.
- 28. ESTOPPEL CERTIFICATE:** Within five (5) days after a written notice, Resident agrees to execute and deliver a certificate as submitted by Landlord acknowledging that this Agreement is unmodified and in full force and effect or is modified and stating the modifications. Failure to comply shall be deemed Resident's acknowledgment that the certificate as submitted by Landlord is true and correct and may be relied upon by any lender or purchaser.
- 29. POSSESSION OF PREMISES:** If the Landlord is unable to deliver possession of the premises to Resident at the commencement of the term specified in this Agreement, the Resident and/or Landlord may immediately cancel and terminate this agreement upon written notice to the other party at their last known address, whereupon neither party

should have liability to the other and any sums paid under this Agreement should be refunded in full. If neither party cancels, this Agreement shall be pro-rated and begin on the date of actual possession.

- 30. OWNER'S AGENT:** Whenever this Agreement is signed by, or whenever the Resident pays the rent to a property manager, management company or other agent of owner, such person or persons shall be considered as Landlord of the premises, and shall be authorized to prosecute unlawful detainer actions in the name of the property manager or property management company or other named agent as authorized by 369 of the Code of Civil Procedure of the State of California without joining the owner of record or title owner as plaintiff.
- 31. SECURITY:** Resident acknowledges that Owner has made no representation that the property is a "secure" complex, or that Resident is safe from theft, injury or damage. Gates, fences, and locks are provided primarily for the protection of Owner's property and are not a warranty of protection nor are they specifically provided for the protection of Resident or Resident's guests, person or property. Resident shall take appropriate measures to protect their own property and report to the Police any suspicious activities, person, or events occurring on or about the general premises. We request that you also notify the property manager. Owner does not provide law enforcement or private protection services for Resident(s).
- 32. INVENTORY:** The unit contains the following items for use by the Resident: **Range and Dishwasher.** The following personal property are included in the Premises without warranty and the Landlord **will not maintain, repair, or replace them:** _____.
- 33. DRUG FREE HOUSING:** Resident(s), Occupants, guests, invitees, and licensees shall not engage in criminal activity, including drug-related criminal activity, on or near the Property, or in the Premises. "Drug -related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance as defined in Section 102 of the Controlled Substances Act (21 U.S.C. 803). Resident(s), Occupants, guests, invitees, and licensees shall not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug related criminal activity, regardless of whether the individual engaged in such activity is/are Resident(s), Occupants, guests, invitees, and licensees shall not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near project Premises, or otherwise. Residents(s), Occupants, guests, invitees, and licensees shall not engage in acts of violence, Resident(s), Occupants, guests, invitees, and licensees shall not use, possess, or grow marijuana on the property or in the Premises, regardless of the legality or illegality of the same.
- 34. DEATH IN PREMISES:** A death (check only one of the following) **X - has NOT** occurred in the Premises within the previous three (3) years. If death has occurred within this time period, the death was caused by **N/A** Pursuant to state law any death caused by HIV is not required to be disclosed.
- 35. MOLD AND MILDEW STATEMENT:** Mold and Mildew may be injurious to one's health and if moisture is allowed to accumulate in the unit, it can cause mildew and mold to grow. Therefore, Resident acknowledges that: (a) Resident has inspected the premises, and every part thereof, at the outset of the tenancy; (b) Resident has found no signs of moisture, mold or mildew therein; (c) Resident shall (I) keep the premises well ventilated, clean and dry any signs of mold or mildew from all surfaces, (ii) promptly notify Landlord of any dampness from leaks, overflows, water intrusion, etc., and (iii) promptly notify Landlord of any malfunction of ventilation, air conditioning or heating systems. Resident shall be liable for any injuries or damages that may result from any negligent performance of the foregoing duties.
- 36. PESTICIDE DISCLOSURE:** CAUTION – PESTICIDES ARE TOXIC CHEMICALS. The California Department of Pesticide Regulation and the United States Environmental Protection Agency allow the unlicensed use of certain pesticides based on existing scientific evidence that there are no appreciable risk if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized. If within 24 hours following application of a pesticide, a person experiences symptoms similar to common seasonal illness comparable to influenza, the person should contact a physician, appropriate licensed health care provider, or the California Poison Control System (1-800-222-1222). For further information, contact any of the following: for Health Questions – the County Health Department (310-338-3200) and for Regulatory Information – the Department of Pesticide Regulation (916-324-4100).

37. PROPOSITION 65 WARNING: The Property contains at least one of the following chemicals known to the State of California to cause cancer or reproductive toxicity and for which warnings are now required. These chemicals included but are not limited to tobacco, smoke, lead and lead components, asbestos, carbon monoxide, and gasoline components. If applicable, please see attached Addendum.


38. METHAMPHETAMINE CONTAMINATION: Landlord (check only one of the following): X - Has NOT received an order from a health official that prohibits occupancy of the property due to methamphetamine contamination.

39. ASBESTOS DISCLOSURE: The California Asbestos Notification Act requires Landlords with more than 10 employees of structures built before 1979 to notify Residents and their employees and contractors of any knowledge they may have regarding any asbestos-containing construction materials ("ACM"). In that regard, note that while Landlord is not specifically aware of any ACM in the premises, it is possible that given the age of the building, ACM may be present. Accordingly, as a precaution, Resident hereby agrees to not, under any circumstances to disturb or remove acoustic ceilings or flooring material, not to sand, cut or otherwise abrade dry wall material, and not to drill into fire doors or remove door knobs. California Health & Safety Code section 25249.6 requires that notice be provided to persons warning that they may be exposed to chemicals known in the State to cause cancer. Asbestos is one of those chemicals. Assuming Resident's compliance with the precautionary measures described above, however, Landlord has no reason to believe that any person on the premises is exposed to significant risk levels. The notice provided in this paragraph is accordingly provided to Resident merely to comply with the technical notification requirements.

_____ Initial and complete this section only if premises built before 1979.

The property was built in _____.

40. LEAD-BASED PAINT WARNING: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, OWNER must disclose the presence of known lead-based paint hazards in the dwelling. If the property was built prior to 1978, Resident's must also receive a federally approved pamphlet on lead poisoning prevention.

 OWNER/AGENT'S check mark (on left) mean OWNER had 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 and/or lead-based paint hazards in or on the premises, unless noted below.

ADDITIONS AND/OR EXCEPTIONS Property Built: _____.

RESIDENT'S ACKNOWLEDGMENT:

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Resident has received a copy of the pamphlet "Protect Your Family From Lead In Your Home" and copies of documents listed above, if any. Resident agrees to promptly notify Landlord of any deteriorated and/or peeling paint.

41. FLOOD HAZARD DISCLOSURE: The Property (check only one of the following:) X - is located in a Special Flood Hazard area. Flooding has the potential to cause significant damage to personal property owned by Resident(s). The Property is considered to be in a Special Flood Hazard area under the following circumstances: A) The Landlord has actual knowledge of the fact. B) The Landlord has received written notice from any public agency stating the Property is located in a Special Flood Hazard area or an area of potential flooding. C) The Property is located in an area in which the Landlord's mortgage holder requires the Landlord to carry flood insurance. D) the Landlord currently carries flood insurance. Tenant(s) may obtain information about hazards, including flood hazards, that may affect the Property from the Internet Website of the Office of Emergency Services, My Hazards Tool. www.myhazards.caloes.ca.gov. The landlord's insurance policy does not cover the loss of the Resident(s) personal property. Landlord recommends that the Resident(s) consider purchasing renter's insurance and flood insurance to insure personal property from loss due to flood, fire, or any other risk of loss. The Landlord is not required to provide additional information concerning the flood hazards to the Premises or Property and that the information provided is intended to inform the Resident(s) of said hazard, pursuant to Government Code section 8589.45.

42. MILITARY ORDINANCE DISCLOSURES: The Property (check only one of the following): X - is NOT located

within one (1) mile of an area once used for military training which may contain potentially explosive device(s).

- 43. FIRE CODE REMINDER:** Pursuant to the International Fire Code, including: Section 308.3.1 and 308.3.1.1, ban the use of open-flame cooking devices on combustible decks. Open-flame cooking devices are considered to be charcoal burners and other open-flame cooking devices, which shall not be operated on combustible balconies or within ten (10) feet of combustible construction. Liquefied-petroleum-gas-fueled cooking devices are LP- gas burners having an LP-gas container with a capacity greater than two and one half (2.5) pounds , and shall not be located on combustible balconies or within ten (10) feet of combustible construction. No open flame BBQ's are permitted on balconies, no charcoal BBQ's are permitted anywhere on the property, and propane grills must be at least ten (10) feet from any and all buildings on the Property.
- 44. LANDLORD'S REPRESENTATIONS:** Landlord warrants that unless otherwise specified in writing, Landlord is unaware of any recorded Notice of Default affecting the Property, any delinquent amount due under any loan secured by the Property, nor any bankruptcy affecting the Property.
- 45. CREDIT REPORT:** Pursuant to Civil Code, Section 1785.26, you are hereby notified that a negative credit report reflecting on your credit history may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligation. Resident expressly authorizes Landlord to obtain Resident's consumer credit report, which Landlord may use if attempting to collect past due rent payments, late fees, or other charges both during the term of the agreement and thereafter.
- 46. DATABASE DISCLOSURE:** Pursuant to Section 290.46 of the Penal Code, information about specified sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meaganslaw.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 he or she resides.
- 47. FEDERAL AND STATE LAW COMPLIANCE:** Resident(s), Occupants, guests, invitees, and licensees shall comply with federal, state, and local laws. Should the Landlord be required to modify, reduce, or eliminate any service or real property improvement due to a requirement of government, it shall not constitute a diminution of value.
- 48. OWNER MOVE-IN:** Resident(s) agree(s) that the Landlord may terminate this Agreement if the owner, elects to occupy or have their spouse, domestic partner, children, grandchildren, parents, or grandparents occupy the Premises.
- 49. ADDITIONS OR EXCEPTIONS:** In addition to all of sections above, the following terms are added to this Agreement: _____.
- 50. ENTIRE AGREEMENT:** This agreement constitutes the entire Agreement between Landlord and Resident. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid. Resident acknowledges receipt of the following, which shall be deemed a part of this agreement: **Rules & Regulations, Crime Free Addendum, Satellite Dish or Antenna Addendum, Electronic Payments Addendum, Asbestos Warning Notification, Bedbug Addendum, Move-In/Out Sheet, Smoke Free Addendum, Tenant Charges Addendum, AB 1482 Addendum: Subject To Rent Caps, Renter's Insurance Addendum, Tenant Liability Insurance Opt Out Addendum, Moisture and Mold Addendum, Prop 65 Addendum**

Other Addendums: N/A

- 51. NOTICES:** All notices to the Resident shall be deemed served upon mailing by first class mail, addressed to the Resident, at the subject premises or upon personal delivery to the premises whether or not Resident is actually present at the time of said delivery. All notices to the Landlord shall be served by mailing first class mail or by personal delivery to the manager's apartment located at **13709 Chadron Avenue # 2 Hawthorne, CA 90250.**
- 52. TEXT MESSAGES:** Unless landlord is notified in writing by Resident that texting is Prohibited, Resident allows landlord to text Resident to inform resident of the following: outstanding rent balance, circumstances when water or utilities have been shut off, details related to a service request, details related to a unit inspection, feedback requests, days and times office will be closed in observance of holidays, and any important announcements. Landlord and Resident agree that communication by text shall serve as legal notice in the following circumstances only: Repair

requests, Landlord's Notice to Enter and reminders of repairs being made, emergency repairs, and warnings of suspicious activity on the premises.

53. RECEIPT OF AGREEMENT: The undersigned Resident hereby certifies that he/she is fluent in the English language and has read and completely understands this agreement and hereby acknowledges receipt of a copy of this Rental Agreement and/or Lease, unless section 36 of this agreement has been completed.

54. USE OF AN INTERPRETOR:

Or pursuant to California Civil Code 1632, which requires translation of specified contracts or agreements, Resident acknowledges

that this Agreement was translated and interpreted in the foreign language of:
by (Interpreter Name), (Date),

LANDLORD/AGENT:

Broker DRE#01356743
Jamison Management Company
107 W. Torrance Boulevard, Suite 104
Redondo Beach, CA 90277
Tel (310) 798-9154
www.jamico.com

Julie Mitchell
Leasing Manager,
DRE# 01026143

Resident's Signature Date

Resident's Signature Date

Resident's Signature Date

Resident's Signature Date

Landlord

Manager Signature Date



RESIDENT BENEFITS

Exclusive Benefits for all Jamison Management Company Residents!

Renter's Insurance, Opt-In to our Master Policy for only \$13/month, billed with your rent (Optional):

Participate in our master tenant insurance policy and pay your premiums with your rent payment each month. Coverage includes \$100,000 of liability and \$10,000 of contents coverage (see [Asset Protect](#) policy for details). **If you choose not to Opt-In to the policy, then you must email a copy of your policy to info@jamico.com within five days of commencement of your lease.**

Resident Benefit Package, \$5/month, required with all lease agreements, includes the following:

Resident Rewards - Download the free [Piñata](#) app and redeem a \$20 gift card and [Piñata](#) cash to spend towards rewards on brands you know and love. Earn [Piñata](#) cash every time you pay your rent on-time. **Save money on exclusive deals and discounts with 100s of brands you love such as Amazon, Costco, Doordash and Starbucks.** *Make sure your email on file with JMC matches the email you use to sign up with Pinata.*

Credit Reporting - Build your credit score simply by paying your rent on-time. Authorize credit reporting through your Tenant portal or [download the Piñata app](#) to earn rewards every month you pay your rent. As a valued resident, we will report your rent payments to one credit bureau for no additional fee.

To build your credit faster, report to **all three credit bureaus** by enrolling in [Piñata](#) Credit Reporting for only \$4/month (billed through the Pinata App) and enjoy access to our rental rewards app. Higher credit scores mean higher approval odds and lower interest rates for loans, leases, credit cards and more. Unlike homeowners, renters don't build their credit with their monthly payments, but with Pinata, you finally can!

Utilities Concierge Setup - We have a utilities concierge service to assist in having all your utilities connected prior to your move in day. This includes assisting with electric, gas, water, cable, alarm, internet, and even moving truck service setup.

Home Buying Assistance - For residents who are ready to buy their own home, we are here to help. If you use one of our licensed Agents, we will credit you \$250 credit on your closing fees for each year you've been a resident, up to a max of \$1000.

Tenant Portal - Use your Tenant Portal for making **Online Payments** and reporting **Service Issues** for your maintenance requests. Submit service issues through your portal to increase response time and enable faster more thorough repairs. You can make **Free ACH or E-check payments** and set up **Auto-Draft**, so you don't have to log in each month to pay. *Convenience charges will apply if you pay with a credit card or debit card.* Email info@jamico.com to enable your account.

24/7 Maintenance Hotline - Call our main number, 310-798-9154, Option 3 to request a maintenance repair. If you call after hours or on weekends, this number will route to our Emergency Maintenance Hotline and a maintenance tech will be dispatched (if it requires immediate attention). **If your maintenance request does not require same day service, please enter a service issue through your Tenant Portal or Through Our [Web Form](#).**

Annual Property Visits - Once a year we will schedule a visit for us to come check on the property to ensure lease compliance and any deferred maintenance that you may not have already requested.

Moisture and Mold Addendum

This Moisture and Mold Addendum is attached to, and incorporated into, the Lease/Rental Agreement. In consideration of the mutual covenants set forth in the Lease and below, and other good and valuable consideration, Landlord and Resident agree as follows:

1. Mold is found virtually everywhere in our environment – both indoor and outdoor and in both new and old structures. When moisture is present, mold can grow. Therefore, the best way to avoid problems related to mold is to prevent moisture buildup in the apartment. This is particularly important in certain more humid climates and, as a general matter, in any climate during those times of the year when outdoor temperatures and humidity levels are high. Because mold occurs naturally and can grow almost anywhere, LANDLORD cannot guarantee RESIDENT that the apartment is, or ever will be, a “mold-free environment”. There is much a RESIDENT can and should do within the apartment to reduce the possibility of mold growth, including the following:
 - When doors and windows are closed, keep the air conditioning on “Auto” or “On” at all times. When doors or windows are open, turn the air conditioner “Off”. To the extent possible, keep windows and doors closed in damp or rainy weather conditions to avoid moisture entering the apartment. Maintain a general temperature of 68° F to 73° F in the winter and 72° F to 76° F in the summer. Do not block or cover any heating/ventilation/air-conditioning diffusers, grilles and/or thermostats with furniture, all hangings, etc.
 - Wipe down and dry countertops, windows, windowsills, and air conditioning grilles when moisture condenses on these surfaces. Do not over-water houseplants and clean up spills immediately. All potted plants must have a secondary container under the primary container to collect water.
 - Use the exhaust fan when bathing/showering and, if applicable, keep the shower curtain inside the tub and/or fully close the shower door. When finished bathing/showering, leave the bathroom door open, and allow the exhaust fan to run, until all moisture on the mirrors, bathroom walls and tile surfaces has evaporated. Hang up towels and bathmats to dry completely. Dry any excess moisture on bath/shower and sink fixtures. Periodically clean and dry the walls around the bathtub and shower using a household cleaner.
 - Use the kitchen exhaust fan when cooking on the stovetop, particularly when boiling water or other liquids.
 - Dry any condensation that gathers in the laundry closet. Use the dryer to dry most laundry. Use drying racks in well-ventilated areas and, if possible, use a fan to circulate the air. Ensure that the dryer vent is properly connected and clear of any obstructions. Clean the dryer lint filter after every use.
2. RESIDENT acknowledges and agrees that if Resident fails to take steps necessary to prevent or reduce moisture from building up in the apartment or fails to maintain the apartment in a clean condition, RESIDENT will be creating an environment that could result in mold growth. RESIDENT agrees to notify LANDLORD immediately of any sign of a water leak, excessive or persistent moisture or any condensation sources in the

apartment or in any storage room or garage leased to RESIDENT, any stains, discoloration, mold growth or musty odor in any of such areas, any malfunction of the heating or air-conditioning system, or any cracked or broken windows. RESIDENT ACKNOWLEDGES AND AGREES THAT LANDLORD WILL NOT BE RESPONSIBLE FOR DAMAGES OR LOSSES DUE TO MOLD GROWTH TO THE EXTENT SUCH CONDITIONS HAVE RESULTED FROM THE ACTS OR OMISSIONS OF RESIDENT, OR IF RESIDENT HAS FAILED TO IMMEDIATELY NOTIFY LANDLORD OF ANY OF THE CONDITIONS DESCRIBED IN THIS ADDENDUM, AND RESIDENT WILL REIMBURSE LANDLORD FOR ANY DAMAGE TO THE APARTMENT RESULTING FROM RESIDENT'S ACTS OR OMISSIONS OR FROM RESIDENT'S FAILURE TO NOTIFY LANDLORD OF SUCH CONDITIONS.

RESIDENT agrees to cooperate fully with LANDLORD in LANDLORD's efforts to investigate and correct any conditions that could result in, or have resulted in, mold growth, including, without limitation, upon LANDLORD's request, vacating the apartment for such time as necessary to allow for any investigation and corrective action deemed necessary by LANDLORD.

3. RESIDENT warrants that RESIDENT has reviewed and understands its obligations under this Addendum.

4. In the event of a conflict between the terms of the Lease and this Addendum, the terms of this Addendum shall control.

5. I have been supplied with the attached "**Tips to Avoid Moisture and Mold Problems**"

X _____

Resident Signature

Date

X _____

Resident Signature

Date

X _____

Resident Signature

Date

X _____

Resident Signature

Date

*This form was prepared by the
Law Firm of Dennis P. Block and Associates.
Los Angeles (323) 938-2868 Valley Village (818) 986-3147
Orange (714) 634-8232
If you need assistance in filling out this form,
please consult with an attorney.*

Rules, Regulations, and Obligations

A. This Agreement is an Addendum to and part of the Rental Agreement between Landlord,
_____ **c/o Jamison Management Company**, and Resident,
_____, for the property located at:
_____ Unit: _____.

B. General

Landlord may adopt new rules and regulations or amendments to those rules upon giving thirty (30) days notice in writing. These rules and any changes or amendments have a legitimate purpose and are not intended to be arbitrary or work as a substantial modification of Resident's rights. They will be equally enforced. Resident is responsible for the conduct of all guests and the adherence to these rules and regulations at all times.

C. Resident Responsibility and Obligations

1. Residents shall not make or allow any disturbing noises in the unit by Resident, family or guests, nor permit anything by such persons that will interfere with the rights, comforts or conveniences of their neighbors or other residents.
2. Resident is responsible for the activities and conduct of Resident, occupants of their unit and their guests, including behavior within their unit, outside of the unit, on the common grounds, parking areas, or any recreation facilities. The activities and conduct of Resident and Resident's guests shall not annoy or disturb other persons or residents.
3. No persons, pets, or animals of any kind are permitted to occupy the premises other than those listed on the original rental agreement without the express prior written consent of Landlord.

D. Cleanliness and Trash

1. The property must be kept clean, sanitary and free from objectionable odors at all times.
2. Resident shall ensure that no trash or other materials are accumulated which will cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
3. Clothing, curtains, rugs, etc., shall not be shaken or hung outside of any window, ledge, or balcony. No aluminum foil is permitted on windows to keep the sun out.
4. Resident shall be responsible for disposing of articles of a size and nature not acceptable by the trash hauler for the property.

E. Safety

1. Security is the responsibility of each Resident. Landlord assumes no responsibility or liability, unless otherwise provided by law, for Residents' and guests' safety, or for injury or damage caused by the criminal acts of other persons. Landlord does not provide private protection services for Residents.
2. Unlawful conduct, intoxication, disorderly conduct, objectionable language or loitering by tenants and tenant's guests can result in eviction. Alcoholic drinks not permitted outside Resident's unit by law.
3. The use or storage of gasoline, cleaning solvent or other combustibles in the unit, garage or storage area is prohibited.

F. Maintenance, Repairs, Alterations, and Parking

1. Resident will be charged \$ 45 per hour (or more) for any repair required that is beyond normal wear and tear, including, but not limited to property visits to change locks or let Resident into his or her unit. This fee may be waived at the sole discretion of the Landlord.
2. Resident shall advise Landlord, in writing, of any items requiring repair. Notification should be immediate in an emergency or, for normal problems, within business hours. Leaky faucets or showerheads, and running toilets should be reported as soon as noticed.
3. Service requests should be made in writing through tenant portal or maintenance request form on property management website, www.jamico.com, not directly made to maintenance personnel.
4. Resident is responsible for replacing any light bulbs.

By signing below, Resident(s) acknowledges having read and understood the foregoing and is in receipt of a duplicate copy of these rules.

X _____

Resident Signature / Date

X _____

Resident Signature / Date

X _____

Resident Signature / Date

X _____

Resident Signature / Date



RESIDENT FEE ADDENDUM

This Agreement is an Addendum to and part of the Rental Agreement between Landlord, _____
c/o Jamison Management Company, and Resident, _____,
for the property located at: _____ Unit: _____.

The following fees represent the minimum fees that will be charged for certain situations that may arise during your tenancy and are subject to change with no notice.

Monthly Pet Fee – A \$65 per month monthly pet fee will be charged for each pet. This fee will be charged retroactively to the beginning of the lease term if an unauthorized pet is discovered on the premises.

Pet Inspection Fee - \$75 per inspection to be performed semiannually. This fee is to assess any additional wear and tear that may be caused by your pet.

Lease Violations – A warning and a request to comply will be given first with no fine. If the issue is not remedied or complied with within the required time and a second request is made, a \$75 fine will be charged to your account. Upon the third request an additional \$100 will be charged to your account. Examples of lease violations that will be subject to a fine include but are not limited to the following: oil leaks, storing unauthorized items in your carport or the common areas, not keeping your unit in a clean and sanitary condition.

Pest Preparation Non-Compliance - \$75 will be charged per occurrence if your unit is subject to pest control and you have not properly prepared your unit for the treatment.

Maintenance Coordination – \$60 will be charged for any property visits required by our staff to let in a technician or obtain estimates as a result of the Resident’s inability to be present for the appointment.

Key Replacement - \$120 will be charged if the Company must rekey your unit or replace lost keys.

Lease Modification - \$100 will be charged for adding or removing any roommates from the lease.

Smoke and CO Detector Replacement – If any device has been removed a \$30 will be charged for each smoke detector device that needs replaced and \$60 will be charged for any carbon monoxide device that needs replaced. For any batteries that need to be replaced, \$10 will be charged per device.

HVAC Filter Replacement - \$40 will be charged for replacing any dirty air filters that have not been replaced in over six months.

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

x _____	x _____	x _____	x _____
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Resident Signature

Resident Signature

Resident Signature

Resident Signature

BED BUG ADDENDUM AND INSTRUCTIONS

This Agreement is an Addendum to and part of the Rental Agreement between Landlord, _____,
c/o Jamison Management Company, and Resident, _____,
for the property located at: _____ Unit: _____.

1. **Inspection.** The Landlord has inspected the Premises prior to your move-in and Landlord did not observe any evidence of bed bugs or bed bug infestation. Residents agree that you inspected the Premises prior to move-in and you did not observe any evidence of bed bugs or bed bug infestation.
2. **Resident's Responsibilities.**
 - a. **Notify.** Residents must notify Landlord:
 - (i) Of any known or suspected bed bug infestation or presence in the Premises, or in any of your clothing, furniture, or personal property.
 - (ii) If you discover any condition or evidence that might indicate the presence or infestation of bed bugs, or of any confirmation of bed bug presence by a licensed pest control professional or other authoritative source.
 - (iii) Of any maintenance needs. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs
 - b. **Clean Housing.** Residents have an important role in preventing bed bugs. While the existence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bed bugs, minimizing an infestation, and restraining its spread. Bed bugs like clutter, dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry, especially under the bed and in closets. Bed bugs know no social and economic bounds; claims to the contrary are false.
 - c. **Cover Mattress and Box Springs.** Resident shall cover mattress and box springs with zippered covers that are impermeable to bed bugs. These are relatively in expensive, and can prevent bed bugs from getting inside the mattresses. The covers also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though it could take up to 18 months).
 - d. **Inspect Secondhand Furnishings.** Resident shall avoid using secondhand or rental furnishings, particularly beds and mattresses. Used items are often infested with bed bugs. If you must use rented or secondhand items, inspect them carefully, and never accept any items that shows signs of bed bugs. Resident shall not bring discarded items from the curbside into the Premises.
 - e. **Traveling.** Because humans serve as bed bugs' main mode of transportation, it is extremely important to be mindful of bed bugs when away from home. Experts agree that the spread of bed bugs across all regions of the United States is largely attributed to an increase in international travel and trade, Travelers are, therefore, encouraged to take a few minutes upon arriving at their temporary destination to thoroughly inspect their accommodations, to ensure that any bed bugs are detected before the decision is made to unpack.
 - f. **Cooperate.** IF Landlord confirms the presence or infestation of bed bugs. Resident must cooperate and coordinate with Landlord and Landlord's pest control agents to treat and eliminate the bed bugs. Resident must follow all direction from Landlord or Landlord's agents to clean and treat the dwelling and building that are infested. Resident agrees to remove or destroy personal property that cannot be treated or cleaned. IF Landlord confirms the presence or infestation of bed bugs in your Premises, Landlord has the right to require Resident to temporarily vacate the Premises and remove all furniture, clothing, and personal belongings in order for landlord to perform pest control services. If Resident fails to cooperate with Landlord, Resident will be in default, and Landlord will have the right to terminate Resident's rental agreement.
 - g. **Transfers.** IF Landlord allows Resident to transfer to another premise in the apartment complex, Resident's personal property and possessions must be treated according to accepted treatment methods or procedures established by a licensed pest control professional. Prior to moving into another premises, the Resident must provide proof of such cleaning and treatment to Landlord's satisfaction.
3. **Indemnification.** Resident agrees to indemnify and hold harmless Landlord from any actions, claims, losses, damages, and expenses including, but not limited to, attorney's fees that the landlord may sustain

or incur as a result of the negligence of the Resident or any guest or other person living in, occupying, or using the premises.

4. In Case of conflict between the provisions of this addendum and any other provisions of the rental agreement, the provisions of the addendum shall govern.

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

X _____	X _____	X _____	X _____
---------	---------	---------	---------

Resident Signature/ Date

Resident Signature / Date

Resident Signature / Date

Resident Signature / Date

X _____ Landlord

Landlord/Landlord's Agent Date

Information Regarding Bed Bugs. Bed bugs, with a typical lifespan of 6 to 12 months, are wingless, flat, broadly oval-shaped insects. Capable of reaching the size of an apple seed at full growth, bed bugs are distinguishable by their reddish-brown color, although after feeding on the blood of humans and warm-blooded animals- their sole source of food- the bugs assume a distinctly blood-red hue until digestion is complete.

Bed Bugs don't discriminate. Bed bugs' increased presence across the United States in recent decades can be attributed largely to a surge in international travel and trade. IT is no surprise then that bed bugs have been found time and time again to have taken up resident in some of the fanciest hotels and apartment buildings in some of the nation's most expensive neighborhoods.

Nonetheless, false claims that associate bed bugs' presence with poor hygiene and uncleanness have caused apartment residents, out of shame, to avoid notifying landlords of their presence. This serves only to enable the spread of bed bugs.

Bed Bugs Do's and Don'ts

- **Do not bring used furniture from unknown sources into your apartment.** Countless bed bug infestations have stemmed directly from the introduction into a resident's unit of secondhand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of secondhand furniture is bed bug free, residents should assume that the nice looking furniture is infested with bed bugs.
- **Do address bed bug sightings immediately.** Apartment residents who suspect the presence of bed bugs in their unit must immediately notify landlord.
- **Do not attempt to treat bed bug infestations yourself.** Under no circumstances should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical-based insecticides and pesticides poses too great a risk to you and your neighbors.
- **Do comply with Pest Control.** If the determination is made that your unit is indeed host to bed bugs, you must comply with the bed bur pest control set forth by both your landlord and their designated pest management company.

RENTER'S INSURANCE ADDENDUM

This Agreement is an Addendum to and part of the Rental Agreement between Landlord, _____
c/o Jamison Management Company, and Resident, _____,
for the property located at: _____ Unit: ____.

IN CONSIDERATION of their mutual promises, Landlord and Resident agree as follows:

1. Resident acknowledges that Owner has made no representation that the property is a "secure" complex, or that Resident is safe from theft, injury or damage. Any gates, fences, and/or locks which might be present at the premises are provided primarily for the protection of Owner's property and are neither a warranty of protection nor specifically provided for the protection of Resident or Resident's guest's personal property.
2. Resident shall take appropriate measures to protect their own property, and report to the Police any suspicious activities, persons, or events occurring on or about the general premises.
3. Furthermore, Owner does not maintain insurance to cover personal property damage or loss caused by any manner whatsoever, including, but not limited to, fire, theft, rain, water overflow/leakage, acts of GOD, and/or any other cause.
4. **If Resident chooses to Opt Out of the Landlords Master Insurance Policy**, Resident shall maintain a personal property insurance policy (Renter's Insurance) to cover any losses sustained to Resident's personal property or vehicle. Resident's failure to maintain said policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses.
5. Resident shall provide proof of insurance in the amount of \$100,000 from an insurance company licensed to conduct business in California and rated by A.M. Best, with a rating of A- or better. *Policy is to cover Resident's legal liability for damage to Landlord's real improved and personal property, including any fixtures, for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, water damage ("Required Insurance").*
6. Resident shall list Owner as an "additionally insured" on Resident's insurance policy and a copy of the policy including additional insured wording shall be registered to www.APenroll.com site within 10 days of receipt by Resident.
7. Resident shall provide Owner with proof of renewal within ten (10) days of the expiration of the term of the policy. Failure to obtain or provide proof of insurance as required herein shall be considered a material breach for which the tenancy may be terminated.

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

X
Resident Signature

X
Resident Signature

X
Resident Signature

X
Resident Signature

Crime Free Lease Addendum

This Agreement is an Addendum to and part of the Rental Agreement between Landlord, _____, c/o Jamison Management Company, and Resident, _____, for the property located at: _____ Unit: _____.

1. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on the said premises. "Drug related criminal activity" means the illegal manufacture, sale, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance.
2. Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any intended to facilitate criminal activity, including, but not limited to drug-related criminal activity.
3. Resident, any member of the household shall not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Resident, any member of the resident's household or a guest, or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance at any location, within the apartment complex.
5. Resident, any member of the resident's household or a guest or another under the resident's control shall not engage in an illegal activity, prostitution, criminal street gang activity, threatening or intimidating, assault, including but not limited to the unlawful discharge of firearms, within the apartment complex or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare or the landlord, his agent or other tenant or involving imminent serious property damage.
6. Violation of the above provisions shall be a material and irreparable violation of the lease and good cause for termination of tenancy. A single violation of any provisions of this added addendum shall be deemed a serious violation and a material and irreparable noncompliance. It is understood that a single violation shall be good for immediate termination of the lease.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This Addendum is incorporated into the Lease/Rental Agreement executed or renewed this day between Landlord and Resident.

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

X _____

Resident Signature

X _____

Resident Signature

X _____

Resident Signature

X _____

Resident Signature



Jamison Management Company

Parking/Garage Rental Agreement

This Agreement is an Addendum to and part of the Rental Agreement between Landlord, _____
c/o Jamison Management Company, and Resident, _____,
for the property located at: _____ Unit: _____.

RENTAL AMOUNT: Beginning on _____, Lessee agrees to pay \$ _____ per month in advance on the 1st day of each month. Rental payment shall be delivered by Lessee to Lessor at: _____.

TERM AND CONDITIONS:

It is acknowledged between the parties that this agreement is separate and distinct from any other agreement which the LESSEE may have with the LESSOR.

Subletting: Lessee is strictly prohibited from subletting or assigning this space/garage, which is for the exclusive use of Lessee.

Registration and Insurance: Lessee agrees to use parking space/garage only for passenger vehicles with a current California registration in Lessee's name. Lessee agrees to maintain automobile liability insurance in accordance with the laws of the State of California and shall show LESSOR proof of insurance upon the written request of the LESSOR.

Maintenance: Lessee shall maintain Lessee's vehicle, keeping it free from leaking any substance anywhere on the premises. Fluid leaks, such as oil and gas must be cleaned up promptly. Lessee shall not wash, repair, change oil or paint vehicle in this space or anywhere on the premises. Gasoline or old batteries shall not be stored on the premises. Lessee is responsible for any damage and/or stains to parking space/garage.

Possessions/Damage to Vehicle: Lessee shall not store any personal property or other vehicles in the space/garage without prior written consent of the Lessor. Lessor shall not be liable for loss of or damage to any vehicle, any contents of such vehicle, accessories to any such vehicle, or any property left in the parking space and/or area, resulting from fire, theft, vandalism, accident, conduct of other users of the parking area and other persons, or any other casualty or cause. Further, Lessee understands and agrees that: (a) Lessor shall not be obligated to provide any traffic control, security protection, or operator for the parking space and/or area; (b) Lessee uses the parking space and/or area at its own risk; and (c) Lessor shall not be liable for personal injury, death, theft, or loss of, or damage to, property. Lessee shall indemnify and hold Lessor and agents harmless from and against any and all claims, demands, and actions arising out of the use of the parking space and/or area by Lessee, its employees, agents, invitees, and visitors, whether brought by any of such persons or any other person.

Termination: Either party may terminate this agreement with advance 30-day written notice. Notice by Lessee shall be delivered to Lessor's address mentioned above. Lessor may deliver termination notice to Lessee at the below address:

_____.

This agreement is a non-residential and is separate from any other agreement between above mentioned parties.

Lessee _____ Date _____
X

Lessee _____ Date _____
X

Lessee _____ Date _____
X

Lessee _____ Date _____
X

X _____
Landlord

RENTER'S INSURANCE ADDENDUM

This Agreement is an Addendum to and part of the Rental Agreement between Landlord, _____
c/o Jamison Management Company, and Resident, _____,
for the property located at: _____ Unit: _____.

IN CONSIDERATION of their mutual promises, Landlord and Resident agree as follows:

REQUIRED RENTER'S INSURANCE

This Addendum is attached to and becomes a part of, the Residential Lease/Rental Agreement between Landlord and Resident (or "You"). Both parties are bound by the terms of this addendum. You are required to maintain and provide the following minimum required insurance coverage for the benefit of Landlord:

\$100,000 Limit for Resident's legal liability for damage to Landlord's real improved and personal property, including any fixtures, for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, water damage ("Required Insurance").

You are required to furnish Landlord with evidence of Required Insurance acceptable to Landlord (i) prior to occupancy of leased premises, (ii) at the time of each lease renewal period, and (iii) as may be requested by Landlord during the Lease Agreement. To satisfy the insurance requirement. You may either **(1) Do Nothing and be automatically enrolled in *AssetProtect***, Landlords Master Insurance Policy; or **(2) Opt Out of *AssetProtect***, and purchase substitute renters insurance on your own.

OPTION 1: DO NOTHING AND PROTECT YOUR PERSONAL BELONGINGS!

Your acceptance of the Tenant Benefit Program is optional. Whether or not You accept the insurance offered in the Tenant Benefit Program, it will not affect whether your lease application is approved or the terms of the lease. Unless You choose to opt out of Tenant Benefit Program, You will be enrolled in the Tenant Benefit Program and will be charged \$13.00 per month, inclusive of premium, taxes, and fees. No further action is required. Coverage will begin on the lease effective date.

AsstProtect includes a Contingent Personal Property Contents Coverage Endorsement in the amount of \$10,000. Please refer to the Evidence of Insurance posted on your Landlord's website for complete details.

OPTION 2: OPT OUT (AND PROVIDE PROOF OF INSURANCE)

In lieu of accepting Tenant Benefit Program with the *AssetProtect* Insurance benefits, You may obtain Required Insurance from an insurer of your choice that is satisfactory to Landlord. If You furnish evidence of such Required Insurance and maintain the Required Insurance for the duration of the lease agreement, then nothing more is required. Landlord shall have the right (but not the obligation) to purchase Required Insurance on Your behalf and seek reimbursement from You for all costs and expenses associated with such purchase, in addition to any other rights under the Lease Agreement. Coverage is contingent upon payment of insurance premium. To opt out of *AssetProtect*, You must register your third-party policy by going to www.APenroll.com to upload your third-party declarations page or discuss other options with your leasing office. **You have five days from the commencement of your Lease or Rental Agreement to Opt out of *AssetProtect* before you are automatically enrolled. If you elect to purchase your own**

**AB 1482 Disclosure Addendum:
Property Exempt from AB 1482 Rent Caps & Just Cause Evictions**

This Agreement is an Addendum to and part of the Rental Agreement between Landlord, _____
c/o Jamison Management Company, and Resident, _____,
for the property located at: _____ Unit: _____.

Pursuant to California Civil Code Section 1946.2, all residents and all others in possession are hereby notified that:

"This property IS NOT subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation."

"This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (c)(5) and 1946.2 (e)(7) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation."

By signing below, Resident(s) acknowledges having read and understood the foregoing and is in receipt of a duplicate copy of these rules.

Yes, I received addendum.

X _____

Resident Signature / Date

X _____

Resident Signature / Date

X _____

Resident Signature / Date

X _____

Resident Signature / Date



PROPOSITION 65 WARNING ADDENDUM


This Agreement is an Addendum to and part of the Rental Agreement between Landlord, _____
c/o Jamison Management Company, and Resident, _____,
for the property located at: _____ Unit: _____.

Pursuant to California Health & Safety Code 25249.5 and 25249.6, Landlord Provides
the following notice to all tenant and adult occupants of the premises.


Check at least one box in section A or one box in each of sections B and C

A. Chemicals known to the State of California to cause: Cancer, Birth Defects, or other Reproductive Harm.


1. Lead-based Paint

 **Warning:** Paint chips and dust from lead-containing paint on this property can expose you to lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.


2. Plastic and Vinyl Items – Di(2-ethylhexyl)phthalate

 **Warning:** Exposure to di(2-ethylhexyl)phthalate, which is known to the State of California to cause cancer and birth defects or other reproductive harm, whether from plastic and vinyl items, including flooring, miniblinds, wallpaper, cables and coating on wires, can occur on this property. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.


3. Miniblinds containing Lead

 **Warning:** Imported vinyl miniblinds manufactured prior to 1997 on this property can expose you to lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.


4. Wood, Gas and Other Combustion Sources – Benzene and Carbon Monoxide

 **Warning:** Exposure to carbon monoxide and benzene, which is known to the State of California to cause birth defects or other reproductive harm, can occur from the use of fireplaces, fire pits, grills, barbecues, gas stove, gas heater or other fossil fuel burning heater or appliances on this property. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.


5. Pesticide – Resmethrin

 **Warning:** Exposure to resmethrin can occur from pesticides used on this property, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

6. Swimming Pool/Spa – Chloroform from Chlorine


 **Warning:** Chlorine used as a pool or spa disinfectant on this property can expose you to chloroform, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

7. Secondhand Tobacco Smoke


 **Warning:** Exposure to tobacco smoke (i.e. cigarettes and cigars) is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building owner about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments

B. Chemicals known to the State of California to cause: Birth Defects or other Reproductive Harm.


1. Fungicides containing Myclobutanil

 **Warning:** Fungicides used on this property can expose you to myclobutanil, which is known to the State of California to cause birth defects and other reproductive harm. Talk to your landlord or the building owner about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments

2. Fungicides containing Triforine


 **Warning:** Fungicides used on this property can expose you to triforine, which is known to the State of California to cause birth defects and other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

3. Pesticides containing Arsenic Trioxide


 **Warning:** Pesticides used on this property can expose you to arsenic trioxide, which is known to the State of California to cause birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

C. Chemicals known to the State of California to cause: Cancer


1. Building Materials – Formaldehyde

 **Warning:** Building materials and certain insulation materials containing urea-formaldehyde resin, such as composite wood products, insulation, or adhesives, on this property can expose you to formaldehyde, which is known to the State of California to cause cancer. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

2. Ceiling Coatings and other Asbestos – Containing Materials

 **Warning:** Asbestos containing materials, not limited to ceiling coating on this property can, if damaged or disturbed, expose you to asbestos, which is known to the State of California to cause cancer. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

3. Swimming Pools – Bromoform from Bromine

 **Warning:** Bromine used as a pool or spa disinfectant on this property can expose you to Bromoform, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

4. **Herbicides containing Glyphosate**

Warning: Herbicides used on this property can expose you to Glyphosate, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

5. **Marijuana Smoke**

Warning: Marijuana cigarettes, joints or bongs used on this property can expose you to marijuana smoke which is known to the State of California to cause cancer. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a

Resident Signature

Resident Signature

Resident Signature

Resident Signature

PET AGREEMENT

THIS AGREEMENT between the parties whose authorized signatures appear below as "landlord" and Tenant" shall be

incorporated by reference into any written or oral rental agreement between the parties covering the premises indicated below in the same manner and the same effect as if it had been originally incorporated therein.

Address of Premises _____ Apt.# _____

Breed and Weight of Pet _____ Age: _____ Name of Pet: _____

WHEREAS Tenant has expressed a desire to keep a pet or pets on the premises and recognizes that certain damage or liability may result by reason of such pet; and whereas Tenant has agreed to indemnify Landlord from any and all damage or liability caused by said pet or pets: NOW THEREFORE, the parties mutually covenant and agree as follows:

1. Tenant agrees to complete pet screening at <https://jamico.petscreening.com>, pay pet screening fee in the amount of \$20 for the first pet and \$15 for a second pet. There is a two-pet maximum.
2. Tenant agrees to provide a cheek swab DNA sample for each pet to manager. This sample will be sent to poo prints lab to help with waste management efforts at the property. Tenant will be liable for a \$150 fine if they fail to clean up waste after their pets.
3. Tenant agrees to pay additional security deposit in the amount \$500 for each pet, with a maximum of two pets. Each pet must be authorized in writing and documented with its own Pet Agreement.
4. Tenant agrees to pay additional \$65 per month of pet fee for each pet.
5. Landlord agrees to permit Tenant to keep the pet described above on the premises subject to the terms and conditions provided herein and tenant agrees that no other pet or animal shall be kept on the premises.
6. Tenant agrees to indemnify Landlord for any damage or liability caused to Landlord by reason of said pets. Landlord shall have the right to inspect the premises monthly and tenant shall pay for all damage promptly. Any damages not paid upon request of landlord shall be added to the rent due on the next rental payment date.
7. Tenant represents that the pet or pets involved are quiet and housebroken and will not cause damage or disturb other tenants. Tenant also agrees to abide by the following rules:
 - a. If the pet is a dog, it must always be on a leash except when inside the tenant's premises. Walks for sanitary purposes must be conducted away from the grounds or general premises of the building. Any excrement must be cleaned up immediately and disposed in a waste bin.
 - b. If the pet is a cat, it must always be kept inside the tenant's premises and a sanitary pan must be available for the cat within the premises. If a cat is prone to scratch furniture owned by Landlord, a scratching post shall be provided by Tenant.
 - c. If pet is a bird, it shall at no time be let out of the cage to roam the premises. Containers for fish shall not exceed ten gallons.
8. If tenant no longer has the pet living in the unit, the pet rent shall cease after a 30 days' notice of this change has been submitted. However, any additional security deposits shall stay with the unit until termination of occupancy. At the termination of Tenant's occupancy and after the premises has been completely vacated of Tenant's possessions, all refunds and/or accounting of security deposit will be made within 21 days from move- out date.
9. Other: NA

RESTRICTIONS: No pets more than 25lbs. During screening any pets with a Fido score of 0 or 1 will not be permitted, pets with a Fido score between 2 and 3 may be considered with an additional pet interview and with management's discretion. The following breeds will not be permitted:

- Akita
- Alaskan Malamute
- American Staffordshire Terrier
- American Wolf Dog
- Bullmastiff
- Cane Corso
- Chow Chow
- Doberman Pinscher
- German Shepherd Dog
- Great Dane
- Mastiff
- Pit Bull
- Presa Canario
- Rottweiler
- Siberian Husky
- Staffordshire Bull Terrier
- Tibetan Mastiff
- Wolf Dog Mix

It is understood that this document contains the full understanding of the parties relative to pets and may not be modified. In the event of default by Tenant of any of the above terms or representations, Tenant agrees to either remove the pet or vacate the premises within three days after receiving written notice of default from Landlord. Failure to comply with such notice within the allotted time shall entitle Landlord to apply the deposit toward any costs of additional legal expense, including reasonable attorney's fees, as may be necessary to enforce any term of this agreement.

<u>X</u> _____	<u>X</u> _____	<u>X</u> _____	<u>X</u> _____
Resident's Signature Date	Resident's Signature Date	Resident's Signature Date	Resident's Signature Date

<u>X</u> _____ Landlord

Certificate of Resident Acknowledgement Concerning Asbestos

Property

Unit# _____

Agreement

Dear Resident:

As you may know, the premises were built prior to 1979, a time when asbestos was commonly used in building materials. Asbestos, if inhaled, can cause several diseases of the lungs, stomach and other organs. However, the mere presence of asbestos in a building does not necessarily mean that building occupants are being exposed to asbestos fibers in a way that presents a significant health risk.

We have knowledge that asbestos is has been identified in the interior of apartments located in the walls and ceilings.

Asbestos-containing materials pose no threat to your health unless asbestos fibers become airborne due to material aging, deterioration, or as the result of some damage. Asbestos conditions may vary, and where ACM have been identified in building surveys, the materials were in good condition, enclosed, encapsulated, or of a type not likely to release fibers unless disturbed.


Any resident may review the asbestos survey report, results of sampling conducted at this property. All

asbestos-related data will be available during normal business hours at Jamison Management Corporate

office at: **107 W. Torrance Blvd #104 Redondo Beach CA 90277.**

On Page 3 of this notification, we have provided a list of such common sense precautions for your general information and to guide your living activities in the future. Full compliance with these precautions will virtually assure any asbestos-containing materials are maintained in a safe and stable condition.

WARNING: Asbestos is a chemical known to the state of California to cause cancer. For more information go to www.P65Warnings.ca.gov.

 By signing this document, you acknowledge and agree to abide by the "Do's and Don'ts" list below in order to protect yourself and other building occupants from potential asbestos exposure.

**THE DO'S AND DON'TS OF SAFELY
MAINTAINING ASBESTOS-CONTAINING MATERIALS**

Material	Do's	Don'ts
Ceiling and Walls	*DO notify your manager of all damage immediately.	*DO NOT attempt to clean your ceiling or wall with a broom, vacuum, cloth, or in any manner that may dislodge particles.
	*DO notify your manager if you need to penetrate the surface for any reason.	*DO NOT store items on upper closet shelves in such a way that could cause them to scrape or gouge the surface.
		*DO NOT position furniture directly against the wall.
	*DO use the prescribed procedure (attached) when hanging pictures or other ornaments.	*DO NOT use nails, screws, plant hooks, or puncture the surface in any other fashion.
		*DO NOT scrape, bump, gouge, probe or penetrate the surface for any reason.
		*DO NOT attempt to clean up any damage or debris by yourself
		*DO NOT place pole lamps or room dividers against the ceiling or wall.
Resilient floor tile and mastic	*DO notify your management of damage i.e., water leaks, delamination, etc.	*DO NOT remove the floor or scrape, grind or abrade.

This list is intended to be used as a general guide and may not contain every specific circumstance relating to asbestos-containing material found in or around your apartment. Contact your manager if you have any concerns about the above or other materials not included herein.

PROCEDURE FOR HANGING PICTURES AND WALL ORNAMENTS

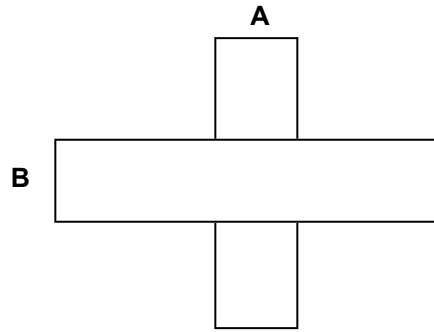
The following materials will be required:

1. 3/4 inch wide Scotch brand (or like kind) tape.
2. Anchor brand (or like kind) picture hanger.

Prior to attaching the picture hanger to the wall you must determine the exact location on the wall where you desire to attach the hanger. At this location attach a 1.5 to 3 inch strip of scotch tape to the wall. (A) Position the tape vertically so that the top of the tape is slightly above the point at which you plan to insert the picture hanger nail. The tape should be long enough to extend beyond the bottom of the picture hanger. (B) A second strip of tape must be placed perpendicular to and laid over the first strip of tape at the point where the picture nail will be inserted. See the diagram below.

Picture Hanger

Wall Location



X _____

Resident Signature/Date

X _____

Resident Signature/Date

X _____

Resident Signature/Date

X _____

Resident Signature/Date

X _____
Landlord

Note: This form conforms to the requirements of the state of California.
Standards in other states may vary.