

RENTAL AGREEMENT

The Tenant(s) known as _____, hereby agree to rent the located at _____

The premises are to be occupied by the above named tenants only. Tenant may not sublet

TERM The term shall commence on _____, at \$_____ per month _____ of each month in full.

LATE FEES In the event rent is not paid by the _____(_5th) day after due date, Tenant agrees to charge of \$_____

UTILITIES Tenant shall be responsible for the payment of the following utilities: water, electric, gas, Telephone.

APPLIANCES Appliances provided in this rental are: stove, refrigerator, dishwasher, washing machine, conditioner(s), _____.
Repairs will be born by said Tenants if damage is due to negligence of Tenants.

SECURITY Amount of security deposit is \$_____. Security shall be held by Landlord until Tenants have vacated the premises and Landlord has inspected it for damages. Tenant shall not have apply Security Deposit in payment of any rent. Security deposits must be raised proportionately with rent

INSURANCE Tenant is responsible for liability/fire insurance coverage on premises. Tenant agrees to "Renter's Insurance" policy and to provide Owner or agent with a copy of policy within seven (7) days of execution.

NOTICES Should tenant decide to vacate the premises, a _____ day written notice to the landlord Should landlord decide to have tenants vacated, a _____ day written notice is required. Tenant premises to be shown at any and all reasonable times for re-rental.

REAL ESTATE COMMISSION (If applicable) In the event a commission was earned by a real estate shall not take possession of the premises unless all fees due broker are paid in full as agreed. when this lease is signed by the Tenant(s). It is solely for locating the rental for the Tenant and is not any circumstances regardless of any disputes or conditions between the Landlord and Tenant before occupancy is taken.

ACKNOWLEDGMENT Tenants hereby acknowledge that they have read, understand and agree to

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Dale Willerton, Jeff Grandfield



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Every Tenant's Legal Guide Janet Portman, Ann O'Connell, 2024-05-28 Renters have many legal rights learn yours and how to protect them The only book of its kind Every Tenant's Legal Guide gives you the legal and practical information you need plus dozens of sample letters and forms to find a great rental and landlord Learn your rights regarding pets guests deposits and privacy and find out how to notify your landlord about needed repairs and use rent withholding or repair and deduct if you have to avoid disputes with roommates over rent deposits guests and noise fight illegal discrimination retaliation or sexual harassment navigate state and local rent control laws deal with hazards like lead paint mold and bed bugs break a lease with minimum liability and get your security deposit returned on time The 11th edition of Every Tenant's Legal Guide includes charts detailing every state's landlord tenant laws This edition also includes information on how to deal with large impersonal corporate landlords and the competitive rental markets found in nearly every state California Tenants' Rights J. Scott Weaver, 2024-07-30 No other book gives specific current information on rights and responsibilities of CA tenants from signing a lease to breaking one or being evicted and everything in between discrimination privacy repairs deposits and more No other book provides guidance on eviction defense including how to complete and file official California forms Since 1972 this has been the go to resource for the millions of people who live in apartments and other rental housing in California **California Tenants' Rights** Janet Portman, J. Scott Weaver, 2022-07-04 The go to survival guide for California tenants California tenants have many rights especially those lucky enough to have rent control But knowing and enforcing these rights can be difficult Fortunately California Tenants Rights the leading tenant guide for more than 45 years provides all the information and key forms tenants need to find a good rental in a competitive market understand the rules regarding service and support animals deal with a problem roommate or noisy neighbor stop landlord intrusions of privacy get the landlord to make repairs or deal with mold or bedbugs fight illegal discrimination harassment or retaliation break a lease with minimal liability respond to a late rent or termination notice get as much of the deposit back as possible and fight an eviction with line by line instructions on completing required forms The 23rd edition includes updated information on state eviction rules and forms local and statewide rent control ordinances and your options when faced with unpaid Covid rent With Downloadable Forms Sample Letters Download a lease and eviction defense forms plus more than two dozen sample letters and emails inside the book **The California Landlord's Law Book** Nils Rosenquest, Janet Portman, 2021-05-14 The legal information and forms every California landlord needs Choosing tenants raising the rent returning deposits and maintaining rental property these are just a few of the things landlords do that are strictly regulated by California law To avoid problems and hefty legal fees property owners and managers need to know and comply with federal state and local rules and use the proper legal forms Fortunately everything you need is in this book Rent control and eviction protections are now a matter of state law and even small municipalities are enacting their own ordinances that affect

rent terminations and notices This book contains a unique rent control chart that explains key provisions and gives information on how to learn more No California landlord can afford to do business without checking for local ordinances and following them With *The California Landlord's Law Book: Rights & Responsibilities* you'll learn how to screen prospective tenants without discriminating illegally prepare and enforce leases and rental agreements apply the state wide rent control and eviction protection law if it applies to you collect and return security deposits raise the rent and change other terms of the tenancy hire work with and fire property managers keep up with repairs and maintenance restrict subletting and short term rentals act promptly when rent is late and terminate a tenancy With Downloadable forms Download and customize more than 40 essential legal forms including a lease and rental agreement in both English and Spanish tailored to meet California law details inside

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