

Dixon Residential Lease

Lease
CA-90834605

Created On The 2nd Day Of January In The Year 2025

Premises

1935 Berry Court
Dixon, CA 95620

Terms

Still need to make changes?

You still have the ability to edit these details. Select text below and edit. Your changes will be saved automatically.

Start Date*

End Date*

Rent Amount*

Monthly Parking

Rent Due On*

Security Deposit

Pet Deposit

Move-In Fee

Move-Out Fee

Late Rent Fee

Terms

100.00

Security Deposit - Bank Information

Bank Institution

Address

State

City

Zip

Lessor

From **Account Settings**

Name

Alison Aubert

E-Mail

aliatc15@yahoo.com

Phone

(707) 689-3971

Emergencies

(707) 689-3971

Address

1723 Pine Grove Dr
Mount Shasta, CA 96067

Notice of Habitability

I hereby acknowledge that Lessor has disclosed any code violations, code enforcement litigation and/or compliance board proceedings during the previous 12 months for the residence and common area and any notice of intent to terminate utility service, copies if any, are listed below to this lease.

No known conditions affecting habitability.

Notice of Foreclosure

I hereby acknowledge that Lessor has disclosed any foreclosure proceedings against the property or Lessor, copies of which, if any, are listed below.

No known foreclosure proceedings.

Further Acknowledgement by Lessees

Lessee hereby acknowledges that on or before 01/02/2025, he/she/they received from Lease Landlord, in connection with the rental of the dwelling located at 1935 Berry Court, the following documents:

RESTORE ORIGINAL ATTACHMENTS

Utility Disclosure
Missing

UPLOAD NOW

California's EPA Residential Environmental Hazard Guide Imported by Local Assist™

[Rename](#) | [Download](#)

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Lead Paint Pamphlet Imported by Local Assist™

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Shared Utility Disclosure Imported by Local Assist™

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California Pest Control and Bedbug Addendum Imported by Local Assist™

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California Proposition 65 Addendum Imported by Local Assist™

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Office of State Fire Marshal Information Bulletin 23-00 Imported by Local Assist™

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Upload other files

Signatures

This lease has not yet been signed.

Clauses

1. Rent

Lessee shall pay to Lessor or Lessor's authorized agent, at the address set forth above, or through Avail, or as hereafter changed by written notice to Lessee, as rent for the Premises, Parking, or otherwise the sum as stated above. Rent is due and payable on the first day of each calendar month, in advance. The timely payment of each installment of rent is deemed to be of the essence of this Lease.

2. Jointly and Severally Liable

Each Lessee is jointly and severally liable for the payment of rent and performance of all other terms of this agreement.

3. Security Deposit Generated by Local Assist™

The Lessee has deposited with the Lessor the sum stated above, not to exceed an amount equal to one (1) month's rent, as a security deposit to be held by the Lessor to secure the Lessee's faithful performance of all of the terms of this Lease. After the Lessee vacates the leased Premises, the Lessor may use the security deposit for the cleaning of the leased premises, the repair of unusual damage to the rental property caused by the Lessee or the Lessee's guest, or any rent or other amounts owed under this lease. Within 21 days after the Lessee vacates the leased premises, the Lessor shall send the Lessee a written statement describing any deductions from the security deposit and any remaining balance of the security deposit. The Lessee shall provide the Lessor with a forwarding address before vacating the leased premises. If the Lessee does not provide the Lessor with a forwarding address, the Lessor shall send said written statement and balance of the security deposit to the leased premises. The Lessee may not use the security deposit for rent owed during the term of the lease without the Lessor's permission.

4. Possession

If the Lessor cannot deliver possession of the Premises at the commencement of the lease term, the rent shall be abated until the Premises are available for occupancy by the Lessee, or the Lessee may terminate this lease upon written notice to Lessor. The Lessor shall not be liable to the Lessee for any consequential damages to Lessee arising because of the Lessor's inability to give the Lessee possession of the Premises at the commencement of the lease term.

5. Condition of Premises

Lessee has examined the Premises before accepting the same and before the execution of this lease, and is satisfied with the physical condition thereof, including but not limited to the heating, plumbing, and smoke detectors. Lessee agrees to complete and deliver to Lessor the "Move-in Checklist" attached to this lease, setting forth any items which are damaged or not in operable condition within 72 hours after the occupying the premises as an acknowledgment of the condition of the premises. Lessor or his agent has made no promises as to condition or repair to Lessee, unless they are expressed in this lease or a rider attached hereto signed by Lessee and Lessor or his agent, and no promises to decorate, alter or repair the Premises have been made by Lessor or his agent, unless expressed in this lease.

6. Lessee to Maintain

Clauses

The Lessee shall keep the Premises and the fixtures and appliances of the Premises in a clean and healthy condition, and in good working order in accordance with all ordinances applicable to the tenancy, at the Lessee's own expense. Upon the termination of this lease, for any reason, the Lessee shall return the Premises to the Lessor in as good a condition of cleanliness and repair as at the commencement of this lease, reasonable wear and tear excepted. The Lessee shall make all necessary repairs to the Premises whenever damage has occurred, or repairs are required due to the Lessee's conduct or neglect. The Lessee shall replace all broken glass and fixtures and shall maintain all smoke and carbon monoxide detectors in good condition always, including replacing spent batteries as necessary. If the Premises are not clean and in good repair when the Lessee returns possession to the Lessor, the Lessor or his agent shall restore the Premises to the same condition of repair and cleanliness as existed at the commencement of the lease term at the expense of the Lessee. The Lessee shall not cause or permit any waste, misuse or neglect to occur to the utilities or any other portion of the Premises.

7. Use of Premises

The Premises shall be occupied for residential purposes only, and only by the persons disclosed in this lease and on the Application for Lease submitted by Lessee in connection with the renting of the Premises. Lessee shall not engage in any activity, which will increase the rate of insurance on the property. Lessee shall not allow trash to accumulate in the common areas of the Premises or allow objects to be thrown from windows. Lessee shall not hang objects out of windows or place objects on windowsills or ledges, which may fall and injure persons below. Lessee shall not keep any pet in the Premises without written permission being first obtained from Lessor. Lessee shall not use porches for cooking, sleeping or storage of furniture, bicycles or other items of personal property. In no case shall Lessee allow porches or decks to be overloaded or occupied by more people than would be reasonably safe based on the condition of such porch or deck.

8. Appliances

The Lessee shall not install any air conditioning, heating or cooling equipment or dishwashers or clothes washers or dryers or other appliances in any portion of the building or Premises occupied by the Lessee without first obtaining the Lessor's written permission to do so. All appliances installed by the Lessee shall be maintained in good working order by the Lessee and removed by the Lessee at the expiration of the term of the lease. Any damage caused by appliances installed by the Lessee shall be the responsibility of the Lessee, and the Lessee shall reimburse the Lessor for the cost of repair of any damage caused by such appliances.

9. Disturbance

The Lessee agrees not to play televisions, radios or musical instruments or musical playback equipment in a manner which disturbs other Lessees. The Lessee shall maintain the volume of such equipment at reasonable levels. Also, the Lessee agrees to limit playing of such equipment between the hours of 10:00 p.m. and 7:00 a.m. to a volume that cannot be heard by persons outside of the Premises.

10. Access to Premises

Generated by Local Assist™

Clauses

The Lessee shall permit the Lessor access to the Premises during normal business hours to make any necessary repairs maintenance or improvements; to supply necessary or agreed upon services; to show the rental unit to prospective tenants or landlords, or to determine the Lessee's compliance with the provisions of this Lease. The Lessor shall provide the Lessee with notice of entry 24 hours beforehand. In the event of an emergency or where repairs in the building require access to the Lessee's Premises, the Lessor may enter without prior notice to the Lessee, without the same being considered a forcible entry by Lessor. Lessee's failure to provide such access is a breach of this lease, and the Lessor shall be entitled terminate this lease in the event such access is denied by Lessee.

11. Sublet or Assignment Generated by Local Assist™

Lessee shall not sublet the Premises or any part thereof, nor assign this lease, without obtaining Lessor's prior written permission to sublet or assign. The Lessor may withhold consent for the following but not limited to the following reasons: (a) the proposed assignee or subtenant does not have the financial stability to perform the Lessee's obligations under this Lease, (b) the proposed assignee or subtenant would change the use of the Premises, (c) the proposed assignee or subtenant has a poor credit history or poor history with previous Lessors, or (d) the proposed assignee or subtenant does not satisfy the standards used by Lessor for approving Lessees in the rental property. If the Lessee sublets the Premises without the Lessor's consent, it will be considered a material breach of this lease. As a result, the Lessor shall have the discretion to terminate the lease.

12. Holding Over

If the Lessee remains in possession of the Premises or any part thereof after the termination of the lease by lapse of time or otherwise, then the Lessor may, at Lessor's option, consider such holding over as constituting a month-to-month tenancy, upon the terms of this lease except at double the monthly rental specified above. Lessee shall also pay to Lessor all damages sustained by Lessor resulting from Lessee's retaining possession of the Premises. In the event Lessor accepts a payment of rent for a period after the expiration of this lease in the absence of any specific written agreement, continued occupancy shall be deemed a month-to-month tenancy, on the same terms and conditions as herein provided, except for the double rent provision, to the extent permitted by state or local law or ordinance.

13. Liability for Rent

Lessee shall continue paying rent and all other charges for the Premises to the end of the term of this lease, whether or not the Premises becomes vacant by reason of abandonment, breach of the lease by Lessee, wrongful termination by Lessee or if the Lessee has been evicted for breach of this lease, to the extent said obligation for rent has not been mitigated, abated or discharged, in whole or in part, by any law or ordinance. Notwithstanding any of the provisions contained in this section, the Lessor shall make a good faith effort to re-let the Premises (but not in priority to other vacancies) and if the Premises is re-let, Lessee shall be responsible for the balance of the rent, costs, advertising costs and attorney's fees in connection therewith.

14. Binding Effect

Clauses

If Lessee shall violate any covenant or provision of this lease, Lessor shall have the right to terminate this lease or Lessee's right to possession pursuant to the lease upon appropriate legal notice to Lessee. If Lessee assigns this lease, whether with or without Lessor's permission as required herein, the covenants and conditions contained in the Lease shall nonetheless be binding on the assignee as if assignee had signed the lease. Nothing contained in this paragraph shall preclude Lessor from commencing legal proceedings against any assignee of this lease who obtained possession from the party named as Lessee in this Lease without Lessor's written permission.

15. Attorney's Fees

In the event of a lawsuit arising out of this tenancy, if the Landlord is the prevailing party, the landlord shall be awarded reasonable attorney's fees as provided for by court rules, statute or ordinance.

16. Continuous Occupancy

Lessee shall maintain continuous occupancy of the Premises, and not allow the same to remain vacant for any period in excess of twenty-one days without notifying the Lessor of such vacancy seven days in advance. Lessee shall not allow persons other than those authorized by the Lease to occupy the Premises as guests for periods exceeding seven consecutive days during the term of the Lease for any reason.

17. Remedies Cumulative

Lessor's remedies contained in this Lease are cumulative and are in addition to, and not in lieu of, any other remedies granted to Lessor pursuant to this Lease or applicable State or Local Law or Ordinance.

18. Fire or Casualty

If the Premises, building or any part thereof shall become uninhabitable as a result of fire, explosion or other casualty, Lessor and Lessee shall have all of the rights provided by state or local law or ordinance. For purposes of this paragraph, Lessor's good faith effort to obtain insurance adjustments, settlements or awards to obtain sufficient funds to perform repairs made necessary due to fire, explosion or other casualty shall be deemed diligent efforts to repair the Building within a reasonable time.

19. Security Gates or Bars

The installation by the Lessee of any metal gates or bars on doors or windows is dangerous and strictly prohibited. The Lessee shall immediately remove any metal gates or bars upon notice by the Lessor. The Lessor shall have the right to immediately remove any metal gates or bars at the Lessee's expense if the Lessee fails to do so upon notice. The Lessee grants the Lessor access to the Premises at all reasonable times to remove metal gates or bars. In addition to all the costs of enforcement of this clause, including reasonable attorney's fees incurred by the Lessor in enforcing this provision, the Lessee shall pay the cost of repairing any damage to the Premises caused by the installation or removal of the metal gates or bars upon demand by the Lessor. In addition to the preceding, the installation of metal gates or bars is a breach of this lease, entitling the Lessor to terminate the Lessee's right to possession of the Premises pursuant to this lease and commence proceedings to dispossess the Lessee from the Premises.

Clauses

20. Mechanic's Liens

The Lessee shall not place or allow to be placed on the Premises, the building or elsewhere on the real property, any mechanic's lien or any other claim for lien for any repairs, maintenance, alterations or modifications performed by, ordered by, or contradicted by, the Lessee, regardless if the repairs or were rightfully performed or ordered by the Lessee. The placement of any such lien is a breach of this lease, and upon ten days' notice to cure the lien or lien claim, the Lessor may terminate the Lessee's tenancy or right to possession. Also, the Lessor shall have the right to satisfy and remove the lien regardless of its merits. Furthermore, the Lessee shall be responsible for the damages, costs, and attorney's fees incurred the Lessor in removing the lien.

21. Rules and Regulations Generated by Local Assist™

Lessee and Lessee's guest agrees to obey the Rules and Regulations of the rental property as they currently exist and as they may be amended in the future. A copy of the Rules and Regulations are attached to this lease and are incorporated into and made a part of this lease. Failure to observe the Rules and Regulations shall be deemed to be a material breach of this lease. In the event of such a breach, Lessor shall be entitled to terminate Lessee's right to possession under the Lease upon three days' notice, and shall further be entitled to such rights and remedies as provided by applicable state or local law or ordinance.

22. Subordination of Lease

This lease is subordinate to all mortgages which may now or hereafter affect the real property of which the Premises forms a part. The recordation of this lease, or any memorandum thereof by Lessee shall constitute a material breach of this lease.

23. Severability

If any clause, phrase, provision or portion of this lease, or the application thereof to any person or circumstance, shall be determined to be an invalid or unenforceable under applicable law or ordinance, such event shall not affect, impair or render invalid or unenforceable the remainder of this lease or any other clause, phrase, provision or portion hereof, nor shall it affect the applicability of any clause, provision or portion hereof to other persons or circumstances, and the lease shall be interpreted in accordance with said ordinance.

24. Utilities

Unless otherwise agreed in writing, if the Premises is separately metered for utilities, Lessee shall pay the utility company or authorized metering agency directly for all applicable charges for gas, electricity, water and other utilities serving the Premises, including, if applicable, telephone, internet, cable, and current used for electric heating, ventilation, air conditioning, hot water, etc., as such charges become due and payable.

25. Rental Payments Through Avail Generated by Local Assist™

The Lessor's preferred payment method is online with Avail. However; according to California law, the Lessor is not allowed to require online payments and the Lessee may make a payment via mail on or before the date such payment is due, subject to the late charges set forth in Section 3 hereof. The Lessee may also make a rent payment and any other amounts due, including move-in costs, with any legal tender, including cash in United

Clauses

States dollars, personal checks, cashier's checks, debit or credit cards, bank or other financial institution websites, or any online payment center or system that is provided by the Lessor.

26. Notice of Termination Generated by Local Assist™

If the Lessee intends to vacate the Premises at the end of the lease term, the Lessee must give at least sixty (60) days written notice before the end of this Lease, or before the date of intent to vacate. If sixty (60) days' notice of intent to vacate is not given before the lease term or date of intent to vacate, the Lessee is responsible for the equivalent rent amount due for the sixty (60) days after the notice is given. A Lessee may terminate the lease before the end of the lease term if the Lessee, a household member of the Lessee, or an immediate family member of the Lessee, qualifies as a victim of certain specified crimes under Section 1946.7 of the Civil Code and provides the Lessor a 180 days' advance written notice containing proof thereof to the Lessor. For termination of the lease under Section 1946.7 of the Civil Code, the Lessee shall be responsible for paying the rent for fourteen (14) calendar days following the giving of the notice by the Lessee to the Lessor, and the Lessor shall release the Lessee without penalty from any further rent or other payment obligation to the Lessor under the lease. If the premises are relet to another party prior to the end of the obligation to pay rent, the rent owed under this subdivision shall be prorated.

27. Anti-Discrimination

The Premises is offered to Lessee in compliance with all federal, state, and local fair housing, equal opportunity, and anti-discrimination laws.

28. Indemnification Generated by Local Assist™

Lessor shall not be liable for any damage or injury to Lessee, Lessee's guest or to any property, occurring on the Premises or in common areas of the rental property unless the damage is the proximate result of the gross negligence or willful misconduct of Lessor or Lessor's agents. Lessee agrees to indemnify, defend, and hold harmless the Lessor for any liability, costs (including reasonable attorney's fees), or claims for personal injuries or property damage caused by the negligent, willful, or intentional act or omission to act of Lessee or Lessee's guests or invitees. Each party waives the right of subrogation against the other party.

29. Extended Absence

If the Premises will be unoccupied for more than twenty-one consecutive days, Lessee shall notify Lessor at least seven days in advance of such absence.

30. Alterations & Improvements

Lessee shall not alter, add, improve, or paint any portion of the Premises without the express written consent of Lessor. Lessee shall not install, remove, or replace any fixtures, equipment, or appliances without the express written consent of Lessor. And last, Lessee may not modify any landscaping without the express written consent of Lessor.

31. Modification

No modification, waiver, or amendment shall be made to this Lease, or any of its terms, without being written and signed by all parties.

32. Safety Devices

Clauses

Lessee agrees to test, maintain, and repair any smoke or burglar alarms or carbon monoxide detectors at the Premises, and to replace any batteries, at Lessee's sole expense. Lessor warrants that any such safety devices are in proper working condition at the time Lessee takes possession. Lessee releases Lessor from any and all liability, loss, cost, damage, or expense arising from or relating to any failure, defect, or deficiency of any safety device. Lessor has no obligation to install any safety devices or systems at the Building, except as required by governing law.

33. Easement

Lessor retains an easement to display tasteful "For Sale," "For Rent," or similar signs in any Common Areas of the Premises, or on the exterior at any time within sixty days before the expiration of this Lease.

34. Required Move-in Checklist

The Lessee is required to complete a move-in checklist. The Lessee must return the completed checklist within 72 hours of occupying the premises.

35. Renters Insurance Required

The Lessee is required to provide proof of renters insurance within fourteen (14) days of the lease start date. The Lessee assumes all risks of not having renters insurance and the Lessor cannot be held responsible for any damage of the Lessee's personal property.

36. Event of Default

If the Lessee defaults in the payment of rent or if the Lessee defaults in the performance of any of the covenants or agreements in this Lease, the Lessor, or the Lessor's agent, at the Lessor's option, may terminate this Lease and, if abandoned or vacated, may re-enter the Premises. Non-performance of any of the Lessee's obligations shall constitute a default and forfeiture of this lease, and the Lessor's failure to act in response to the Lessee's default shall not constitute a waiver of said default.

37. Heat and Cold and Hot Water

The Lessor agrees to provide the Lessee with heat and cold and hot water in sufficient quantities as may be required by law during the term of the lease. If the Premises contains separate heating and/or cold and hot water fixtures then the Lessor's shall ensure that such fixtures is in good operating condition at the commencement of the lease and the Lessee shall be responsible for the utility costs for the operation thereof. The Lessor, or its agent, shall make a good faith effort to inform the Lessee in writing of any covered water system account in arrears on which the Lessor, or its agent, is the customer of record.

38. Surrender Of Possession

Upon expiration or termination of this Lease, Lessee shall immediately vacate and surrender possession of the Premises in as good and clean order and condition as the Premises was at the beginning of the Lease Term, reasonable wear and tear excepted. Lessee shall immediately deliver all keys to Lessor or Lessor's agent.

39. Rent Control Generated by Local Assist™

California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the tenants have continuously and lawfully occupied the property for 12 months or more or at least one

Clauses

of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.

40. Governing Law Generated by Local Assist™

This lease shall be governed by and construed in accordance with the laws of the State of California, without regard for California choice-of-law principles.

41. Late Charges

Rent received by Lessor later than the 5th day after the {{day-rent-is-due}} will incur a late charge. Lessee agrees that it would be impracticable or extremely difficult to fix the actual damage to Lessor caused by the late payment of rent and therefore agrees to pay a late charge of 5% of the cost of one month's rent. If Lessee mails rent to Lessor, the late charge will apply if the rent is received later than the 5th day of the month, regardless of the date Lessee mailed such rent payment. If payment of rent is made by personal check which is later dishonored by the Lessee's bank, Lessee shall be assessed any bank charges incurred by Lessor as a result of such dishonored check, in addition to the rent and late charge due on the payment of rent. The Lessor, at the Lessor's sole discretion, may waive the late charges.

42. Prorated First Month's Rent

For the period from Lessee's move-in date, 03/15/2025, through the end of the month, Lessee will pay to Lessor the prorated monthly rent of \$1,750.00. This amount will be paid on or before the date Lessee moves in.

43. Smoking Prohibition Generated by Local Assist™

The leased premises is a smoke-free living environment. The Lessee, members of Lessee's household, or the Lessee's guest shall not smoke, tobacco or marijuana, anywhere in the leased premises, or in the building in which the leased premises are a part, or in any of the common areas or adjoining grounds of such building.

44. Month-to-Month Tenancy

The Lessor has the option to continue the lease agreement on a month-to-month basis but is not required to. The month-to-month tenancy can continue until either party terminates the agreement with proper notice. To terminate the month-to-month tenancy, either Lessor or Lessee must provide written notice at least 30 days prior to the date on which the Premises are to be vacated.

Rules & Regulations

Disclosures

- **DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Lead Warning Statement

This lead paint disclosure is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

Presence of lead-based paint and/or lead-based paint hazards:

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Records and reports available to the lessor:

Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment

Lessee has received copies of all information listed above.

Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

- **MOLD DISCLOSURE**

Mold

Warning

Statement

This mold disclosure is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

Disclosures

Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma, and other respiratory complaints. Mold can be found almost anywhere and can grow on virtually any substance, providing moisture is present. There is no practical way to eliminate all mold and mold spores in an indoor environment. The best way to control indoor mold growth is by controlling moisture.

Tenant acknowledges that the Landlord has provided direction to the Tenant on how to obtain mold informational pamphlets that are made available to the public through the United States Environmental Protection Agency (EPA). These pamphlets can be accessed by any of the methods listed below:

Mail

Protection U.S. EPA/Office of Radiation and Indoor Air Indoor Environments Division
1200 Pennsylvania Avenue, NW
Mail Code 6609J
Washington, DC 20460

Phone

[\(202\) 343-9370](tel:(202)343-9370)

Web

<http://www.epa.gov/mold>

Lessor's Disclosure

Lessor has no knowledge of mold issues in the Leased Premises

- ***DISCLOSURE OF BEDBUG INFESTATION HISTORY***

Bedbug Infestation History

This bedbug disclosure is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

There is no history of any bedbug infestation within the past year in the building or in any residence.

It is crucial that the Lessee and the Lessor cooperate to prevent and treat bedbug infestations. Even a few bedbugs can rapidly multiply to create a significant infestation that can spread to other units. The Lessee agrees to report any suspected infestations immediately to the Lessor. Please do not wait; small

Disclosures

infestations can grow and spread quickly. The Lessee agrees to cooperate with pest control efforts. If the Lessee's unit is infested, a pest management professional may be called in to eradicate the problem. The unit must be properly prepared for treatment. The Lessee must comply with any recommendations and requests from the pest control specialist before professional treatment.

Information about Bedbugs
Bed bug Appearance: Bed bugs have six legs. Adult bedbugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bedbugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bedbug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bedbugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bedbugs can be hard to find and identify because they are tiny and try to stay hidden.

Life Cycle and Reproduction: An average bedbug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bedbugs grow to full adulthood in about 21 days. Bedbugs can survive for months without feeding.

Bedbug Bites: Because bedbugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.

Common signs and symptoms of a possible bedbug infestation: Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls. Molted bed bug skins, white, sticky eggs, or empty eggshells. Very heavily infested areas may have a characteristically sweet odor. Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

- ***DISCLOSURE OF REGISTERED SEXUAL OFFENDER DATABASE***

Registered Sex Offender Statement

This disclosure of the registered sexual offender database is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet website maintained by the Department of Justice at www.meganslaw.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.

Disclosures

- *DEMOLISH DISCLOSURE*

Demolish Statement

This demolish disclosure is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

In certain instances, the owner of a dwelling, Lessor or Lessor's agent may apply or has applied for a permit to have the dwelling demolished. In such cases, the owner, Lessor or Lessor's agent is required by law to inform the Lessee of the application for demolition.

The Lessee acknowledges that the Lessor notified the Lessee if the Lessor has applied for a demolition permit to demolish the leased premises.

- *ORDNANCE LOCATION DISCLOSURE*

Ordnance Location Statement

This ordnance location disclosure is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

The Lessor must disclose any known locations of former federal or state ordnances in the neighborhood (within one mile of rental unit). An ordnance is military material, such as weapons, ammunition, combat vehicles, and equipment.

The Lessee acknowledges that the Lessor has notified the Lessee if the rental property is located one mile from a closed military base where live ammunition and explosives were used.

UTILITY DISCLOSURE

Utility Statement

This utility disclosure is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

If a building or dwelling unit is primarily heated by natural gas or electricity the Lessor or Lessor's agent shall notify the Lessee in writing that the cost of heating shall be the responsibility of the Lessee before executing an oral or written lease, contract to lease, or accept any money or other valuable consideration in an application for an oral or written lease.

Disclosures

The Lessee acknowledges that the Lessor has notified the Lessee if the rental unit is individually metered for gas or electricity. The Lessee further acknowledges that if the rental unit is not individually metered for gas or electricity that the Lessor and Lessee mutually agree on the amount that the Lessee will pay for the gas and electricity used by common areas on the rental property.

End of Document