

TROPICAL APARTMENTS 04/92  
P O BOX 741488  
LOS ANGELES, CA 90004-1488

5773

BANK OF AMERICA, NA  
100 NORTH LARCHMONT BOULEVARD  
LOS ANGELES, CA 90004  
16-6611220

9/27/2010

PAY TO THE  
ORDER OF  
Anita Young

Two Thousand Only

\$ \*\*2,000.00

DOLLARS 

  
Anita Young

MEMO

+ 2,600 cash Oct Part  
#005773 # 1220006611# 034311631221#

## RENTAL AGREEMENT AND/OR LEASE

Landlord/Lessor/Agent:	<u>ANITA YOUNG</u>
Tenant(s)/Lessee:	<u>STEPHEN WATSON</u>
Tenant(s)/Lessee:	<u>2 adults 2 children</u>
Apartment Address:	<u>1133 S. HAYWORTH Avenue</u>
City:	<u>Los Angeles 90035</u>

This Rental Agreement and/or Lease shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed. Landlord/Lessor/Agent (to the left) shall be referred to as "OWNER" and Tenant(s)/Lessee(s) (to the left) shall be referred to as "RESIDENT." As consideration for this agreement, OWNER agrees to rent/lease to RESIDENT and RESIDENT agrees to rent/lease from OWNER for use SOLELY AS A PRIVATE RESIDENCE, the premises listed to the left.

1. TERMS: RESIDENT agrees to pay in advance \$ 2600 per month on the 1st day of each month.

This agreement shall commence on September 1, 2010 and continue: (check one)

- A.  Until August 31, 2011 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 an OWNER approved paying RESIDENT and/or expiration of said time period, whichever period is shorter.
- B.  A month-to-month tenancy, that may be terminated by either party. The OWNER giving 60-day written notice to move (for more than 1 year tenancy), or a 30-day written notice to move (for less than 1 year tenancy) and the RESIDENT giving 30-day written notice of intent to terminate tenancy.

2. PAYMENTS: Rent and/or other charges are to be paid at the office or apartment of the manager of the building or at such other place designated in writing by OWNER. For the safety of the manager, all payments are to be made by check or money order and no cash shall be acceptable. OWNER acknowledges receipt of the First month's ~~LAST~~

rent of: \$ 5200, and a Security Deposit of \$ 1000, for a total payment of \$ 6200. All payments are to be made payable to: ANITA  
YOUNG and delivered to 1135 S. HAYWORTH Ave 90035 California,

Telephone Number 323 939-1946 who is usually available on the following days: 310 867-4466 during the following hours:

3. LATE CHARGE: A late fee of \$ 100, said amount not to exceed 6% of the monthly rent, shall be added to any payment of rent not made before 2 day(s) after the due date or for which a deficient (bounced) check shall have been given.

4. SECURITY DEPOSITS: The Security Deposit shall not exceed two times the monthly rent for unfurnished apartments or three times the monthly rent for furnished apartments. The total of the above deposits shall secure compliance with the terms and conditions of this agreement and shall be refunded to RESIDENT within 21 days after the premises have been completely vacated less any amount necessary to pay OWNER: a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) costs for repair of damages to apartment and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement. A written accounting of said charges shall be presented to RESIDENT within 21 days of move-out. If deposits do not cover such costs and damages, the RESIDENT shall immediately pay said additional costs for damages to OWNER. During the term of tenancy, RESIDENT agrees to increase the deposit upon 30 days written notice by an amount equal to any future increases in rent and/or an amount necessary to cover the cost of rectifying any damage or expense for which RESIDENT is responsible. Security deposit is not to be used as last month's rent.

5. UTILITIES: RESIDENT agrees to pay for all utilities and/or services based upon occupancy of the premises except WATER.

6. OCCUPANTS: Guest(s) staying over 14 days cumulative or longer during any 12-month period, without the OWNER'S written consent, shall be considered a breach of this agreement. ONLY the following listed individuals and/or animals, AND NO OTHERS shall occupy the subject apartment for more than 14 days unless the expressed written consent of OWNER is obtained in advance, (the 14 day period maybe extended by local Rent Control Laws): \_\_\_\_\_.

RESIDENT shall pay additional rent at the rate of \$100.00 per month or 25% (or the amount allowed under rent control) of the current monthly rent; whichever amount is greater, for the period of time that each additional guest in excess of the above named shall occupy the premises. RESIDENT shall pay the same additional monthly rent for each additional animal in excess of the above named animal(s), which shall occupy the premises. Acceptance of additional rent or approval of a guest shall not waive any requirement of this agreement or convert the status of any "guest" into a RESIDENT.

7. PETS AND FURNISHINGS: Furnishings - No liquid-filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later RESIDENT may posses a waterbed if he maintains waterbed insurance valued at \$100,000.00 or more. RESIDENT must furnish OWNER with proof of said insurance. RESIDENT must also comply with Civil Code Section 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 such as, musical instrument, item(s) of unusual weight or dimension, RESIDENT also agrees to carry insurance deemed appropriate by OWNER to cover possible losses caused by using said items. Pets - No animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or about the premises, for any amount of time, without obtaining the prior written consent and meeting the requirements of the OWNER. Said consent, if granted, shall be revocable at OWNER'S option upon giving a 30-day written notice. In the event laws are passed or permission is granted to have any item prohibited by this agreement or if for any reason such item exists on the premises, there shall be minimum additional rent of \$25.00 a month for each such item if another amount is not stated in this agreement. In the event laws are passed or permission is granted to have a pet and/or animal of any kind, an additional deposit in the amount of \$ \_\_\_\_\_ shall be required along with the signing of OWNER'S "PET AGREEMENT."

8. PARKING/STORAGE: When and if RESIDENT is assigned a parking space on OWNER'S property, the parking space shall be used exclusively for parking of passenger automobiles and/or those approved vehicles listed on RESIDENT'S "Application to Rent/Lease" or attached hereto. RESIDENT is hereby assigned parking space # \_\_\_\_\_. RESIDENT may not wash, repair, or paint in this parking space or at any other common areas on the premises. (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 shall be charged for cleaning if deemed necessary by OWNER. Only vehicles that are operational may park in their assigned space. Resident is assigned storage space # \_\_\_\_\_ located \_\_\_\_\_.

9. NOISE: RESIDENT agrees not to cause or allow any noise or activity on the premises that might disturb the peace and quiet of another RESIDENT. Said noise and/or activity shall be a breach of this Agreement.

10. LOITERING AND PLAY: Lounging, playing, or unnecessary loitering in the halls, on the front steps, or in the common areas in such a way as to interfere with the free use and enjoyment, passage or convenience of another RESIDENT is prohibited.

11. DESTRUCTION OF PREMISES: If the premises become totally or partially destroyed during the term of this Agreement so that RESIDENT'S use is seriously impaired, RESIDENT or OWNER may terminate this Agreement immediately upon three-day written notice to the other.

12. CONDITION OF PREMISES: RESIDENT acknowledges that he has examined the premises and that said premises, all furnishings, fixtures, furniture, plumbing, heating, electrical facilities, all items listed on the attached inventory sheet, if any, and/or all other items provided by OWNER are all clean, and in good satisfactory condition except as may be indicated elsewhere in this Agreement. RESIDENT agrees to keep the premises and all items in good order and condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by RESIDENT, his guests and/or invitees, except as provided by law. At the termination of this Agreement, all of the above-enumerated items in this provision shall be returned to OWNER in clean and good condition except for reasonable wear and tear; the premises shall be free of all personal property; trash not belonging to OWNER. It is agreed that all dirt, holes, tears, burns, or stains of any size or amount in the carpets, drapes, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear.





# State of California

Bureau of Real Estate

## Real Estate Broker License

David Jaime Young

**MAIN OFFICE ADDRESS**

None

This license is issued in a non-working status.  
The licensee may not perform licensed  
activities.

Identification Number: 01371572

Issued: February 28, 2018

  
Real Estate Commissioner  
Expires: February 27, 2022



Effective Date

August 30, 2010

## Consumer Deposit Accounts

## Checking Accounts

## Savings Accounts

Chase Premier Platinum Checking <sup>SM</sup>			Chase Plus Savings <sup>SM</sup>			
	Rate	APY	Relationship Rates <sup>1</sup>		Standard Rates	
\$0 - \$24,999	0.01%	0.01%	\$0-\$9,999	0.10%	0.10%	0.05% 0.05%
\$25,000 - \$49,999	0.01%	0.01%	\$10,000-\$24,999	0.15%	0.15%	0.10% 0.10%
\$50,000 +	0.01%	0.01%	\$25,000-\$49,999	0.40%	0.40%	0.15% 0.15%
			\$50,000-\$99,999	0.40%	0.40%	0.15% 0.15%
			\$100,000-\$249,999	0.40%	0.40%	0.15% 0.15%
			\$250,000-\$499,999	0.40%	0.40%	0.15% 0.15%
			\$500,000-\$999,999	0.45%	0.45%	0.20% 0.20%
			\$1,000,000-\$4,999,999	0.45%	0.45%	0.45% 0.45%
			\$5,000,000 +	0.45%	0.45%	0.45% 0.45%

<sup>1</sup>To earn Relationship interest rates, the Chase Premier Platinum Checking or Chase Premier Checking account must have at least one customer initiated transaction within the monthly statement cycle and be linked to the Chase Plus Savings account.

  

Chase Money Market Savings <sup>SM</sup>						
Relationship Rates <sup>2</sup>			Standard Rates			
	Rate	APY		Rate	APY	
\$0 - \$9,999	0.02%	0.02%		0.01%	0.01%	
\$10,000 +	0.02%	0.02%		0.01%	0.01%	

<sup>2</sup>To earn Relationship interest rates, the Chase Workplace Checking or Chase Better Banking Checking account must have at least one customer initiated transaction within the monthly statement cycle and be linked to the Chase Money Market Savings account.

  

Chase Savings <sup>SM</sup>		Chase Retirement Money Market Account			
	Rate	APY		Rate	APY
All Balances	0.01%	0.01%	\$0 - \$9,999	0.01%	0.01%
			\$10,000 - \$49,999	0.01%	0.01%
			\$50,000 +	0.01%	0.01%

## Certificates of Deposit (CD) &amp; Retirement CDs

CD Specials <sup>3</sup>		
Minimum Initial Deposit - \$10,000		
Term (Months)	Rate	APY
9	0.50%	0.50%
13	0.75%	0.75%
18	1.00%	1.01%
30	1.24%	1.25%
48	1.73%	1.75%
60	1.98%	2.00%

- CD Special interest rates apply only to the initial term.
- CD will automatically renew for the same term at the standard (non-special) interest rate in effect on the renewal date.
- Talk to a banker at renewal for our best available rates.

Minimum Initial Deposit	Standard Rates		\$1,000 or \$100,000 +	
	Relationship Rates <sup>3</sup>			
Term (Months)	Rate	APY	Rate	APY
\$1,000 - \$99,999	0.15%	0.15%	0.20%	0.20%
\$100,000 +	0.20%	0.20%	0.10%	0.10%
1	0.15%	0.15%	0.20%	0.20%
2	0.15%	0.15%	0.20%	0.20%
3 - 5	0.15%	0.15%	0.20%	0.20%
6 - 8	0.25%	0.25%	0.30%	0.30%
9 - 11	0.25%	0.25%	0.30%	0.30%
12 - 17	0.25%	0.25%	0.30%	0.30%
18 - 23	0.50%	0.50%	0.55%	0.55%
24 - 29	0.50%	0.50%	0.55%	0.55%
30 - 35	0.50%	0.50%	0.55%	0.55%
36 - 47	1.00%	1.01%	1.04%	1.05%
48 - 59	1.00%	1.01%	1.04%	1.05%
60 - 83	1.49%	1.50%	1.54%	1.55%
84 - 120	1.49%	1.50%	1.54%	1.55%

<sup>3</sup>CD Special interest rates and Relationship interest rates are available to customers with a linked Chase personal checking account.

A copy of Chase's Account Rules and Regulations Booklet is available upon request. Rate refers to Interest Rate and APY refers to Annual Percentage Yield. The APY for CDs and Retirement CDs is based upon the maximum term of deposit for each maturity range. Penalty for early withdrawal on CDs and Retirement CDs. Checking and savings account fees could reduce earnings.

The minimum initial deposit amounts apply to the following accounts: \$25 for Chase Premier Checking, Chase Workplace Checking, Chase Better Banking Checking, Chase Money Market Savings & Chase Savings; \$100 for Chase Plus Savings, Chase Retirement Money Market Account & Chase Premier Platinum Checking.

Call 800-935-9935 for current rates.

Rates and balance tiers for checking, savings, CDs, and Retirement CDs are applicable as of the Effective Date, may change at Chase's discretion, and are available only for accounts opened in branches located in the following cities or regions:

California - Southern

JPMorgan Chase Bank, N.A. Member FDIC.



## Summary Of Linked Account Changes

08/30/2010

### **ANITA YOUNG**

1135 S HAYWORTH AVE  
LOS ANGELES, CA 90035-2603  
USA

Thank you for talking with us today regarding your account(s). Here is a summary of the changes that were made:

The following account(s) were linked to your Premier Checking ending in 5123:

- 12 - 17 Months CD ending in 1601

**Certificate of Deposit Receipt**

ACCOUNT TITLE  
ANITA YOUNG  
POD MARC D YOUNG

Tenant's Security Deposit 1000  
Rent 2,600 and last month sep. 1 - 2011

ACCOUNT NUMBER 010-007-3041601

DEPOSIT AMOUNT \$3,600.00

TERM 12 Months

ISSUE DATE 08/30/2010

ADDRESS 1135 S HAYWORTH AVE  
LOS ANGELES, CA 90035-2603

MATURITY DATE 08/30/2011

TYPE OF MATURITY Automatically Renewable

TAX PAYER ID NUMBER XXX-XX-7656

INTEREST RATE 0.25%

ACCOUNT PURPOSE Consumer

ANNUAL PERCENTAGE YIELD 0.25%

TYPE OF OWNERSHIP Individual - POD

INTEREST COMPOUNDING Daily

ISSUED BY JPMorgan Chase Bank, N.A ( 703 )  
Pico and Doheny  
741596  
HELEN BAWA  
(310) 859-1103  
08/30/2010

PAYMENT FREQUENCY Annually

INTEREST PAYMENT METHOD Capitalize

**THIS ACCOUNT IS NONNEGOTIABLE AND NONTRANSFERABLE.** This receipt is provided solely for your convenience as an initial record of the account terms reflected on the books and records of JPMorgan Chase Bank, N.A. (the Bank), as of the date hereof. It is not an instrument, note or security and is not required to be surrendered to the Bank as a condition for redemption or withdrawal. You acknowledge receipt of the Bank's *Account Rules and Regulations* or other applicable account agreement, which includes all provisions that apply to this deposit account and the Bank Privacy Policy, and agree to be bound by the terms and conditions contained therein as may be amended from time to time.

**Penalty for Early Withdrawal**

**Certificate of Deposit Receipt**

ACCOUNT TITLE  
ANITA YOUNG  
POD MARC D YOUNG

ACCOUNT NUMBER 010-007-3041601  
DEPOSIT AMOUNT \$3,600.00

TERM 12 Months

ISSUE DATE 08/30/2010

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LOS ANGELES, CA 90035-2603

MATURITY DATE 08/30/2011

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ACCOUNT PURPOSE Consumer

ANNUAL PERCENTAGE YIELD 0.25%

TYPE OF OWNERSHIP Individual - POD

INTEREST COMPOUNDING Daily

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**Penalty for Early Withdrawal**

## ***NOTICE OF RENTAL INCREASE***

09/01/2015

Mrs. Anita Young  
1135 S. Hayworth Ave.  
Los Angeles, CA 90035

LANDLORD

Mr. Steve Watson  
1133 S. Hayworth Ave.  
Los Angeles, CA 90035

TENANT

Dear Steve,

In accordance with the State of Registration of Rental Units, YOU ARE HEREBY NOTIFIED that EFFECTIVE September 1, 2015, the monthly rent for the rented premises you now occupy as my Tenant at 1133 South Hayworth Avenue shall be increased to \$2,843.00 per month, payable in advance on the 1<sup>st</sup> of each month during your continued tenancy.

Rent Beginning	09/01/2015	\$2,843.00
Other Recurring Charges	09/01/2015	\$0.00
<b>TOTAL AMOUNT DUE:</b>	<b>09/01/2015</b>	<b>\$2,843.00</b>

All other terms of your tenancy shall remain as presently in effect.

Very truly yours,

ANITA YOUNG, Landlord

## ***NOTICE OF RENTAL INCREASE***

08/01/2019

Mrs. Anita Young  
1135 S. Hayworth Ave.  
Los Angeles, CA 90035

LANDLORD

Mr. Steve Watson  
1133 S. Hayworth Ave.  
Los Angeles, CA 90035

TENANT

Dear Steve,

In accordance with the State of Registration of Rental Units, YOU ARE HEREBY NOTIFIED that EFFECTIVE September 1, 2019, the monthly rent for the rented premises you now occupy as my Tenant at 1133 South Hayworth Avenue shall be increased to \$3,232.00 per month, payable in advance on the 1<sup>st</sup> of each month during your continued tenancy.

Rent Beginning	09/01/2019	\$3,232.00
Other Recurring Charges	09/01/2019	\$0.00

All other terms of your tenancy shall remain as presently in effect.

Very truly yours,

*Anita Young*

ANITA YOUNG, Landlord

6-15-2015

I got from steve tenant 200\$ for a guest stay Thru July

## RENTAL AGREEMENT AND/OR LEASE

Landlord/Lessor/Agent:	ANITA YOUNG
Tenant(s)/Lessee:	STEPHEN WATSON
Tenant(s)/Lessee:	2 adults 2 children
Apartment Address:	1133 S. HAYWORTH Avenue
City:	Los Angeles 90035

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- B.  A month-to-month tenancy, that may be terminated by either party. The OWNER giving 60-day written notice to move (for more than 1 year tenancy), or a 30-day written notice to move (for less than 1 year tenancy) and the RESIDENT giving 30-day written notice of intent to terminate tenancy.

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3. LATE CHARGE: A late fee of \$ 100, said amount not to exceed 6% of the monthly rent, shall be added to any payment of rent not made before 2 day(s) after the due date or for which a deficient (bounced) check shall have been given.

4. SECURITY DEPOSITS: The Security Deposit shall not exceed two times the monthly rent for unfurnished apartments or three times the monthly rent for furnished apartments. The total of the above deposits shall secure compliance with the terms and conditions of this agreement and shall be refunded to RESIDENT within 21 days after the premises have been completely vacated less any amount necessary to pay OWNER: a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) costs for repair of damages to apartment and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement. A written accounting of said charges shall be presented to RESIDENT within 21 days of move-out. If deposits do not cover such costs and damages, the RESIDENT shall immediately pay said additional costs for damages to OWNER. During the term of tenancy, RESIDENT agrees to increase the deposit upon 30 days written notice by an amount equal to any future increases in rent and/or an amount necessary to cover the cost of rectifying any damage or expense for which RESIDENT is responsible. Security deposit is not to be used as last month's rent.

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**RENTER'S ACKNOWLEDGEMENT (Initial)**

*(SA)* RENTER's initial (on left) indicate that RENTER has received a copy of a "Protect Your Family from Lead in Your Home", and that RENTER shall notify OWNER promptly in writing of any deteriorating and/or peeling paint.

29. **MOLD:** The OWNER/AGENT has inspected the unit prior to lease and knows of no damp or wet building materials and knows of no mold contamination. Resident agrees to accept full responsibility and maintain the premises in a manner that prevents the occurrence of an infestation of mold in the premises. Resident also agrees to immediately report to the OWNER/AGENT any evidence of water leaks, excessive moisture or lack of proper ventilation and evidence of mold that cannot be removed by cleaning.

30. **ADDITIONS AND EXCEPTIONS:** PARKING consists of two (2) outdoor parking spaces in the rear of the building.

31. **NOTICES:** All notices to RESIDENT shall be served at RESIDENT'S apartment / house and all notices to OWNER / AUTHORIZED PERSON shall be served to:

Person Authorized To Manage Property:

Name ANITA YOUNG Address 1135 S. Hayworth Avenue, Los Angeles, CA 90035  
Phone Number 310 867 4466

Owner of property or a person who is authorized to act for and on behalf of the owner for the purpose of service of process and for the purpose of receiving and receipting for all notices and demands.

Name MARC YOUNG Address 1135 S. Hayworth Avenue, Los Angeles, CA 90035  
Phone Number 310 770 8809

Person or Entity Authorized to Receive Payment of Rent:

Name ANITA & MARC YOUNG Address 1135 S. Hayworth Avenue, Los Angeles, CA 90035  
Phone Number 310 867 4466 310 770 8809

32. **INVENTORY:** The Apartment contains the following items for use by RESIDENT: Stove, refrigerator, washer, dryer

RESIDENT further acknowledges that the subject premises are furnished with the additional furnishings listed on the attached inventory and that said attached inventory is hereby made part of this agreement.

33. **RESIDENT** acknowledges receipt of the following, which shall be deemed a part of this Agreement: (Please check)

House Rules  
 Laundry Rules  
 Mailbox Keys

Pet Agreement  
 Pool Rules  
 Apartment Keys

Garage Door Opener  
Other: \_\_\_\_\_

34. **ENTIRE AGREEMENT:** This Agreement constitutes the entire Agreement between OWNER and RESIDENT. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid. The undersigned Residents are jointly and severally responsible for all obligations under this agreement and shall indemnify Owner for liability caused by the actions (omission or commission) of residents, their guests and invitees.

35. **NOTICE:** Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at [www.meganslaw.ca.gov](http://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.

36. **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." *(SA)* RESIDENT'S initials), OR Pursuant to California Civil Code 1632, which requires translation of specified contracts or agreements that are negotiated in Spanish, Chinese, Vietnamese, Tagalog or Korean:

RESIDENT'S initials (on left) hereby acknowledge that this Agreement was translated and interpreted in their foreign language of: \_\_\_\_\_.

Printed Name of Interpreter

Signature of Interpreter

Date

*Stephen J. Water 8/28/10*

Owner/Agent

Date

Resident

Date

Owner/Agent

Date

Resident

Date

Owner/Agent

Date

Resident

Date

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR THE ADEQUACY OF ANY PROVISION IN THIS AGREEMENT. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.



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\* San Fernando Valley (818) 988-9200 • Los Angeles (323) 937-8811 • Long Beach (562) 597-2422 • Garden Grove (714) 539-6000 • San Diego (619) 280-7007 • Northern California (510) 769-7521

# ENTER/EXIT CHECKLIST

For the premises located at: 1133 S. HAYWORTH AV

Apt. # \_\_\_\_\_

in the city of LOS ANGELES CALIF 90035

, CA. \_\_\_\_\_

## MOVING IN

## MOVING OUT

<u>HARD WOOD FLOOR</u>	<b>LIVING ROOM</b> Floor & Floor Covering Drapes (if any) Walls & Ceilings Furniture (if any) Light Fixtures Windows, Screens & Doors Other
<u>ALL IN GOOD CONDITION</u> <u>NONE</u>	
<u>LIGHT FIXTURES</u>	KITCHEN Floor covering Stove and Refrigerator Light Fixtures
<u>WINDOW COVERS, SCREENS + DOOR</u>	Windows, Screens and Doors Sink and Plumbing Cupboards
<u>TILE</u>	<b>DINING ROOM</b> Floor & Floor Covering Drapes (if any) Walls and Ceilings Light Fixtures
<u>STOVE AND REFRIGERATOR</u>	Windows, Screens & Doors
<u>LIGHT FIXTURE</u>	
<u>WINDOWS SCREEN AND DOOR</u>	Sink and Plumbing
<u>SINK AND PLUMBING</u>	Cupboards
<u>CUP BOARDS</u>	
<u>HARD WOOD FLOOR</u>	<b>BATHROOM(S)</b> Toilets(s) Sink(s) Shower(s)
<u>DRAPES</u>	Floor, Wall, Ceiling Light Fixtures
<u>WALLS + CEILINGS</u>	Windows, Screens & Doors
<u>ANTONE LIGHT FIXTURE</u>	
<u>WINDOWS SCREENS + DOORS</u> <u>&amp; BATH ROOMS</u>	
<u>TOILETS</u>	<b>BEDROOM(S)</b> Floors & Floor Covering
<u>SINKS</u>	Walls and Ceilings
<u>I SHOWER</u>	Furniture (if any)
<u>TILE, WALL, CEILING</u>	Light Fixtures
<u>LIGH FIXTURES</u>	Windows, Screens & Doors
<u>WINDOWS SCREENS + DOORS</u>	
<u>HARD WOOD FLOORS</u>	<b>OTHER AREAS</b> Floors & Floor Coverings
<u>WALLS + CEILINGS</u>	Walls and Ceilings
<u>NONE</u>	Furnace
<u>LIGHT FIXTURE</u>	Air Conditioning (if any)
<u>WINDOWS, SCREEN + DOORS</u>	Lawn, Ground Covering
<u>LAUNDRY ROOM, TIE + CURTAINS</u>	Patio, Terrace, Deck, etc.
<u>WASHER + DRIER, WALLS+CEILINGS</u>	
<u>FURNACE, BASEMAN</u>	Other
<u>NONE</u>	
<u>LAWN, GROUND COVERING</u>	
<u>2 PACKINGS IN BACK YARD</u>	

Approved on \_\_\_\_\_

Landlord \_\_\_\_\_

Anita Young

Tenant \_\_\_\_\_

Approved on \_\_\_\_\_

Landlord \_\_\_\_\_

Tenant \_\_\_\_\_



## YOUR CREDIT HISTORY

Have you declared bankruptcy in the past seven (7) years?

Yes \_\_\_\_\_ No

Have you ever been evicted from a rental residence?

Yes \_\_\_\_\_ No

Have you had two or more late rental payments in the past year?

Yes \_\_\_\_\_ No

## ADDITIONAL SOURCES OF INCOME

If you have other sources of income for us to consider, please list income, source, and person (banker, employer, etc.) who we may contact. You do not have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application.

1. \_\_\_\_\_
3. \_\_\_\_\_
2. \_\_\_\_\_
4. \_\_\_\_\_

ADDITIONAL INFORMATION: Please give us any additional information that might help the owner/management to evaluate your application.

*IN NECESSARY I CAN SHOW ADDITIONAL SOURCES  
OF INCOME.*

## NOTICES:

I/We hereby warrant that all representations set forth above are true. To verify the above statements, I/We direct those persons named in this application to ask questions about me or us. I/We waive all rights of actions for consequences as a result of such information. I/We agree and authorize and give permission to the management company, owner or servicing company to perform a credit on me/us. I/We agree to pay \$ \_\_\_\_\_ for the credit check as permitted by state law.

## APPLICANT: PLEASE DO NOT WRITE BELOW (FOR OFFICE USE ONLY)

Credit Fee \$ _____	Date: _____	Security Deposit: \$ _____	Date: _____
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Credit Report Requested Date: _____	Review Date _____	by: _____	Approved Y <input type="checkbox"/> N <input type="checkbox"/>
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## OFFICE NOTES:

If the application is not approved or accepted by the owner or agent, the deposit will be refunded, the application hereby waiving any claim for damages by reason of non-acceptance which the owner or agent may reject. I recognize that as a part of your procedure for processing my application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with others with whom I may be acquainted. This inquiry includes information as to my character, general reputation, personal characteristics and mode of living as permitted by state law.

Stephen Watson

Name of Applicant

8-25-2010

Date

Name of co Applicant

Date

## ***NOTICE OF RENTAL INCREASE***

09/01/2020

Mrs. Anita Young  
1135 S. Hayworth Ave.  
Los Angeles, CA 90035

LANDLORD

Mr. Steve Watson  
1133 S. Hayworth Ave.  
Los Angeles, CA 90035

TENANT

Dear Steve,

In accordance with the State of Registration of Rental Units, YOU ARE HEREBY NOTIFIED that EFFECTIVE September 1, 2020, the monthly rent for the rented premises you now occupy as my Tenant at 1133 South Hayworth Avenue shall be increased to \$3,362.00 per month, payable in advance on the 1<sup>st</sup> of each month during your continued tenancy.

Rent Beginning	09/01/2020	\$3,362.00
Other Recurring Charges	09/01/2020	\$0.00

All other terms of your tenancy shall remain as presently in effect.

Very truly yours,

*Anita Young*

ANITA YOUNG, Landlord

Kregroup@gmail.com (attn. Chris Karsaz)

C# 310-592-5432  
F# 323-938-9736

RESIDENTIAL RENTAL APPLICATION

Application Date: 8/25/2010

APPLICATION NUMBER or ID

Equal Housing Opportunity

APPLICANT INFORMATION			
LEGAL NAME OF APPLICANT - FIRST	Last	MIDDLE	SS#
STEPHEN	WATSON	FRANCIS	559-68-8656
CURRENT ADDRESS	CITY STATE and ZIP		
261 SOUTH LORRAINE BLVD LOS ANGELES CA 90004			
DATE OF BIRTH	OCCUPATION - Full or Part Time	YEARLY INCOME	HOME PHONE
8-17-61	BROKER	155,000+	
EMPLOYER	EMPLOYER ADDRESS		
TOTAL REALTY GROUP	3600 Wilshire Blvd #300 90010 LOS ANGELES		
HOW LONG ON JOB	EMPLOYER CONTACT NUMBER	IN CASE OF EMERGENCY NOTIFY	
12 yrs +	213427-6831	Mike Watson 213 925 9251	
CURRENT LANDLORD	LANDLORD PHONE	YEARS WITH LANDLORD	LEASE EXPIRATION DATE
OWN HOME	-	-	-
CURRENT RENT	AUTO LIC PLATE	PETS? IF YES, WHAT KIND	HOW MANY and SIZE
-	5FVJ797		

CO - APPLICANT INFORMATION

NAME OF CO APPLICANT - FIRST	Last	MIDDLE	SS#
CURRENT ADDRESS	CITY		STATE and ZIP
DATE OF BIRTH	OCCUPATION	YEARLY INCOME	HOME PHONE
			CELL PHONE
EMPLOYER	EMPLOYER ADDRESS		
HOW LONG ON JOB	EMPLOYER CONTACT NUMBER	IN CASE OF EMERGENCY NOTIFY	
CURRENT LANDLORD	LANDLORD PHONE	YEARS WITH LANDLORD	LEASE EXPIRATION DATE
CURRENT RENT:	AUTO LIC PLATE	PETS? IF YES, WHAT KIND	HOW MANY and SIZE

APPLICANT'S REFERENCES (OTHER THAN RELATIVES)

NAME	Address	PHONE
1. GREG WHOLEY	1814 Hill St Santa Monica	310 753 2119
2. DAVID BAUDISTEL	201 S IRVING LOS ANGELES	323 930 0503

CO-APPLICANTS REFERENCES

1.	
2.	

APPLICANT'S BANK REFERENCES

CHECKING	NANA BANK	3600 WILSHIRE BLVD LOS ANGELES 90037 746506
SAVINGS	US BANK	33279 PICO SANTA MONICA 253 47176087
CREDIT CARDS/OTHER		

CO-APPLICANTS BANK REFERENCES

CHECKING	
SAVINGS	
CREDIT CARDS/OTHER	

**STEPHEN F WATSON**  
261 S LORRAINE BLVD (323) 935-6627  
LOS ANGELES, CA 90004

715

16-66/1220  
914

Aug 28, 2010  
Date

Pay to the  
Order of

Anita Young  
Three Thousand Six Hundred Dollars

\$ 3600 -

 Security  
Features  
Details on  
Back.

**Bank of America**

Marina Del Rey  
4754 Admiralty Way  
Marina Del Rey CA  
310.247.2080

 VALUED  
Customer Since  
1995

For Rent Month Rent  
Deposit \$1000

Steph Watson NP

16-66 1007150914 100183610

Harland Clarke

**STEPHEN F WATSON**  
261 S LORRAINE BLVD (323) 935-6627  
LOS ANGELES, CA 90004

714

16-66/1220  
914

8-28-10  
Date

Pay to the  
Order of

Anita Young  
Two Thousand Six Hundred Dollars

\$ 2600 -

 Security  
Features  
Details on  
Back.

**Bank of America**

Marina Del Rey  
4754 Admiralty Way  
Marina Del Rey CA  
310.247.2080

 VALUED  
Customer Since  
1995

For 72 Month Rent

Steph Watson NP

16-66 1007140914 100183610

Harland Clarke