

September 16, 2024

Geenesh Acharya

6501 Donal Ave, Apt 30

El Cerrito, CA 94530

Subject: New Lease/Rental Agreement and update to terms

Dear Mr. Acharya

I hope this letter finds you well. I am writing to inform you that your current lease agreement for the property at **6501 Donal Ave, Apt 30, El Cerrito, CA 94530**, will expire on October 1, 2024. In order to continue your tenancy, a new agreement must be signed. Below are the key updates and terms for the upcoming lease.

Here are the key points:

1. Lease Term: The new terms would commence on **November 1, 2024** and will remain a month-to-month unless you would prefer to sign for longer term.

2. Rent Amount and Security Deposit:

- **YOUR MONTHLY RENT** shall be increased from **\$2000** per month to **\$2175** per month, an increase of **\$175** per month in accordance with California rent control laws.
- **YOUR SECURITY DEPOSIT** shall increase from **\$1600** to **\$2175**, an increase of **\$575**. Security deposits are generally refundable, provided tenants adhere to lease terms and leave the apartment in good condition.

TOTAL AMOUNT DUE and payable to Grace Chao:

- 1. New Monthly Rate Starting 11/1/24: \$2175**
- 2. Security Deposit Increase: \$575**
- 3. Total Due on 11/1/24: \$2750**

3. Late Rent Fees: Please note that timely rent payments are essential. **Rent is due on the 1st day of each month.** A **6% late fee of \$130** may be charged when rent is paid after the 5th day of each month. A \$25 administration fee will be applied anytime a payment check bounces.

4. Garbage Disposal: Improper disposal of garbage and waste will result in penalties. If you have large items and electronic waste, please inform the management team and we can help make separate arrangements for its disposal. Tenants are expected to follow building guidelines for waste management and recycling.

5. Other Changes:

- Updated addendums regarding plumbing, mold, pest control, house rules, smoking, etc., and disclosures.
- Clarifications regarding occupancy changes and guest policies. Any changes to the number of tenants may result in adjustments to rent and deposit terms.

If you agree to these terms, please sign below, and I will prepare the formal lease agreement. Should you have any questions or concerns, feel free to reach out to me at (510) 277-7430 or via email at donal.apt@gmail.com.

Thank you for your attention to this matter. We look forward to continuing our tenant-landlord relationship and ensuring that your living experience remains comfortable and enjoyable.

Sincerely,

Lily Chao (Agent)

Grace & Chih Hsu Chao (Owners)

Tenant Agreement

By signing below, you acknowledge and accept the updated terms as outlined above.

Tenant #1 (Print Name):

Tenant #1 Signature:

Date:

Tenant #2 (Print Name):

Tenant #2 Signature:

Date:

Tenant #3 (Print Name):

Tenant #3 Signature:

Date: