

SUMMONS—EVICTION (CITACION JUDICIAL—DESALOJO)

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

UNLAWFUL DETAINER / FORCIBLE DETAINER / FORCIBLE ENTRY
(RETENCIÓN ILÍCITA DE UN INMUEBLE / RETENCIÓN FORZOSA / ENTRADA FORZOSA)

NOTICE TO DEFENDANT:

(AVISO AL DEMANDADO):

NUHA SAYEGH , FAHED SAYEGH,

YOU ARE BEING SUED BY PLAINTIFF:

(LO ESTÁ DEMANDANDO EL DEMANDANTE):

DI CHEN TRUSTEE(S) OF THE DI CHEN & BING XU FAMILY TRUST

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 10 days. You have 10 DAYS, not counting Saturdays and Sundays and other judicial holidays, after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff.

If this summons was served through the Secretary of State's Safe at Home address confidentiality program, you have 15 days from the date of service, not counting Saturdays and Sundays and other judicial holidays, to respond.

A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the Self-Help Guide to the California Courts (<https://selfhelp.courts.ca.gov>), your county law library, or the courthouse nearest you. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services website (www.lawhelpca.org), the Self-Help Guide to the California Courts (<https://selfhelp.courts.ca.gov>), or by contacting your local court or county bar association.

FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

Electronically FILED by
Superior Court of California,
County of Los Angeles
1/16/2026 10:13 AM
David W. Slayton,
Executive Officer/Clerk of Court,
By A. Llamas, Deputy Clerk

AVISO! Usted ha sido demandado. Si no responde dentro de 10 días, el tribunal puede emitir un fallo en su contra sin una audiencia. Una vez que le entreguen esta citación y papeles legales, solo tiene 10 DÍAS, sin contar sábado y domingo y otros días feriados del tribunal, para presentar una respuesta por escrito en este tribunal y hacer que se entregue una copia al demandante.

Si la presente citación le ha sido entregado a través del programa de dirección confidencial del Secretario del Estado Seguro en Casa, tiene 15 días después de la fecha de entrega, sin contar sábado y domingo y otros días feriados del tribunal, para responder.

Una carta o una llamada telefónica no lo protege. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en la Guía de Ayuda de las Cortes de California (<https://selfhelp.courts.ca.gov/es>), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no presenta su respuesta a tiempo, puede perder el caso por falta de comparecencia y se le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpca.org/es), en la Guía de Ayuda de las Cortes de California, (<https://selfhelp.courts.ca.gov/es>) o poniéndose en contacto con la corte o el colegio de abogados local.

EXENCIÓN DE CUOTAS: Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos con un gravamen sobre cualquier monto de \$10,000 ó más recibido mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desestimar el caso.

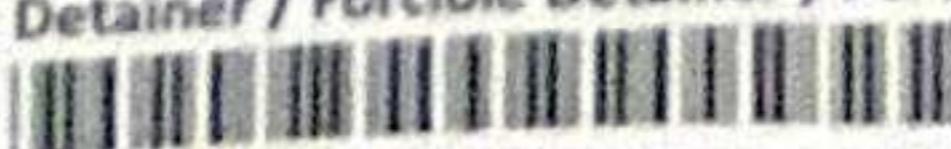
CASE NUMBER:
(Número del caso):

26PDUD00152

- The name and address of the court is:
(El nombre y dirección de la corte es):
PASADENA COURTHOUSE
300 E. WALNUT ST, PASADENA, CA 91101
- The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
M. P. RICHTER Bar No: 54408
Phone: (909) 889-5151

SUMMONS—EViction

(Unlawful Detainer / Forcible Detainer / Forcible Entry)



SUMMONS—EViction (CITACION JUDICIAL—DESALOJO)

UNLAWFUL DETAINER / FORCIBLE DETAINER / FORCIBLE ENTRY (RETENCIÓN ILÍCITA DE UN INMUEBLE / RETENCIÓN FORZOSA / ENTRADA FORZOSA)

NOTICE TO DEFENDANT:

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(LO ESTÁ DEMANDANDO EL DEMANDANTE):

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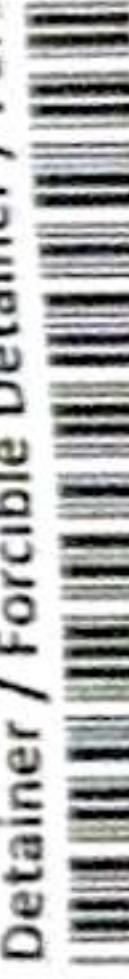
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1. The name and address of the court is:
(El nombre y dirección de la corte es):

PASADENA COURTHOUSE
300 E. WALNUT ST, PASADENA, CA 91101
M. P. RICHTER Bar No: 54408
Phone: (909) 889-5151

CASE NUMBER:
(Número del caso):

26PDU000152



PLAINTIFF (Name): DI CHEN TRUSTEE(S) OF THE DI CHEN & BING XU FAMILY
TRUST
DEFENDANT (Name): NUHA SAYEGH ET AL

d. County of registration:

e. Registration no.:

f. Registration expires on (date):

Date:(Fecha)

01/16/2026

3. (Must be answered in all cases) An unlawful detainer assistant (Bus. & Prof. Code, §§ 6400–6415) did not did for compensation give advice or assistance with this form. (If plaintiff has received any help or advice for pay from an unlawful detainer assistant, complete item 4 below.)

4. Unlawful detainer assistant (complete if plaintiff has received any help or advice for pay from an unlawful detainer assistant):

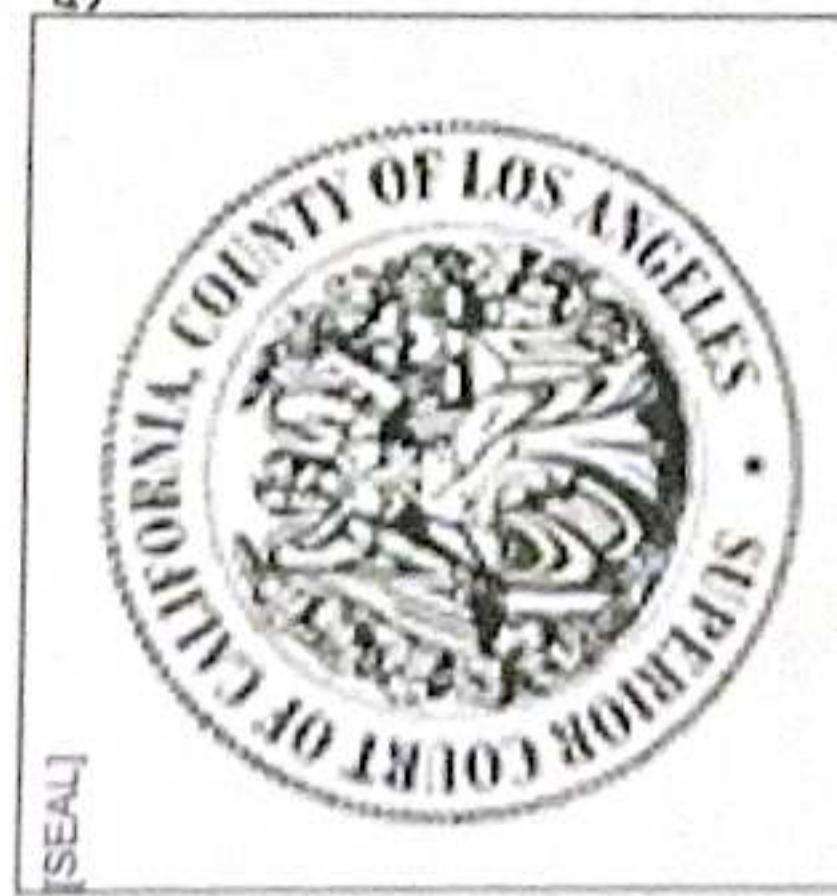
- a. Assistant's name:
- b. Telephone no.:
- c. Street address, city, and zip:

5. (For proof of service of this summons, use Proof of Service of Summons (form POS-010).)
(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).

Clerk, by _____
(Secretary) A. Lamas
Deputy
(Adjunto)

5. NOTICE TO THE PERSON SERVED: You are served

- a. as an individual defendant.
- b. as the person sued under the fictitious name of (specify): _____
- c. as an occupant
- d. on behalf of (specify): _____ under:
 - CCP 416.10 (corporation)
 - CCP 416.20 (defunct corporation)
 - CCP 416.40 (association or partnership)
 - CCP 415.46 (occupant)
- e. by personal delivery on (date): _____



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):

M. P. RICHTER
M.P. RICHTER BAR NO. 54408
474 W Orange Show Rd
San Bernardino, CA 92408

TELEPHONE NO. (909) 889-5151 FAX NO. (Optional). (909) 889-3900

E-MAIL ADDRESS (Optional): STATUS@FASTEVICT.COM

ATTORNEY FOR (Name): PLAINTIFF
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
Electronically FILED by
Superior Court of California,
County of Los Angeles
1/16/2026 10:13 AM
David W. Slayton,
Executive Officer/Clerk of Court,
By A. Llamas, Deputy Clerk

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
STREET ADDRESS 300 E. WALNUT ST
MAILING ADDRESS 300 E. WALNUT ST
CITY AND ZIP CODE: PASADENA 91101
BRANCH NAME: PASADENA COURTHOUSE

PLAINTIFF: DI CHEN TRUSTEE(S) OF THE DI CHEN & BING XU FAMILY TRUST

DEFENDANT: NUHA SAYEGH , FAHED SAYEGH ,

COMPLAINT — UNLAWFUL DETAINER*

COMPLAINT AMENDED COMPLAINT (Amendment Number):

Jurisdiction (check all that apply):

ACTION IS A LIMITED CIVIL CASE (amount demanded does not exceed \$35,000)

Amount demanded does not exceed \$10,000
 exceeds \$10,000 but does not exceed \$35,000

ACTION IS AN UNLIMITED CIVIL CASE (amount demanded exceeds \$35,000)

ACTION IS RECLASSIFIED by this amended complaint or cross-complaint (check all that apply):
 from unlawful detainer to general unlimited civil (possession not in issue)
 from unlawful detainer to general limited civil (possession not in issue)

1. PLAINTIFF: DI CHEN TRUSTEE(S) OF THE DI CHEN & BING XU FAMILY TRUST

alleges causes of action against DEFENDANT (name each): NUHA SAYEGH , FAHED SAYEGH ,

2. a. Plaintiff is (1) an individual over the age of 18 years (4) a partnership.

(2) a public agency
 (3) other (specify): TRUSTEE(S) OF THE DI CHEN & BING XU FAMILY TRUST

b. Plaintiff has complied with the fictitious business name laws and is doing business under the fictitious name of (specify):

3. a. The venue is the court named above because defendant named above is in possession of the premises located at
(street address, apt. no., city, zip code, and county).5132 ROSEMEAD BLVD, SAN GABRIEL, CA 91776, LOS ANGELES COUNTY

b. The premises in 3a are (check one)

(1) within the city limits of (name of city): SAN GABRIEL
 (2) within the unincorporated area of (name of county):

c. The premises in 3a were constructed in (approximate year): 1958

4. Plaintiff's interest in the premises is as owner other (specify):

5. The true names and capacities of defendants sued as Does are unknown to plaintiff.

FOR COURT USE ONLY

CASE NUMBER:

26PDUJD00152

* NOTE: Do not use this form for evictions after sale (Code Civ. Proc., § 1161 a).

COMPLAINT—UNLAWFUL DETAINER



PLAINTIFF (Name):	DI CHEN TRUSTEE(S) OF THE DI CHEN & BING XU	CASE NUMBER:	
DEFENDANT (Name):	NUHA SAYEGH ET AL		

6. a. On or about (date): 03/22/2025

defendant (name each): NUHA SAYEGH , FAHED SAYEGH,

- (1) agreed to rent the premises as a month-to-month tenancy other tenancy (specify): Lease payable monthly other (specify frequency):
- (2) agreed to pay rent of \$ 9,900.00
- (3) agreed to pay rent on the first of the month other day (specify):
- b. This written oral agreement was made with
 - (1) plaintiff. plaintiffs predecessor in interest.
 - (2) plaintiffs agent other (specify):
 - (3) plaintiffs predecessor in interest.
 - (4) other (specify):
- c. The defendants not named in item 6a are
 - (1) subtenants.
 - (2) assignees.
 - (3) other (specify): Unknown Occupants
- d. The agreement was later changed as follows (specify):

e. A copy of the written agreement, including any addenda or attachments that form the basis of this complaint, is attached and labeled Exhibit 1. (*Required for residential property, unless item 6f is checked. See Code Civ. Proc., § 1166.*)

f. (*For residential property*) A copy of the written agreement is **not** attached because (specify reason):

- (1) the written agreement is not in the possession of the landlord or the landlord's employees or agents.
- (2) this action is solely for nonpayment of rent (Code Civ. Proc., § 1161(2)).

7. The tenancy described in 6 (complete (a) or (b))

- a. is **not** subject to the Tenant Protection Act of 2019 (Civil Code, § 1946.2). The specific subparagraph supporting why tenancy is exempt is (specify): This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code

b. is subject to the Tenant Protection Act of 2019.

8. (*Complete only if item 7b is checked. Check all applicable boxes.*)

- a. The tenancy was terminated for at-fault just cause (Civil Code, § 1946.2(b)(1)).
- b. The tenancy was terminated for no-fault just cause (Civil Code, § 1946.2(b)(2)) and the plaintiff (check one)
 - (1) waived the payment of rent for the final month of the tenancy, before the rent came due, under section 1946.2(d)(2), in the amount of \$
 - (2) provided a direct payment of one month's rent under section 1946.2(d)(3), equaling \$ to (name each defendant and amount given to each).

c. Because defendant failed to vacate, plaintiff is seeking to recover the total amount in 8b as damages in this action

- 9 a. Defendant (name each): NUHA SAYEGH , FAHED SAYEGH,

was served the following notice on the same date and in the same manner:

- (1) 3-day notice to pay rent or quit 3-day notice to perform covenants or quit (not applicable if item 7b checked)
- (2) 30-day notice to quit 3-day notice to quit
- (3) 60-day notice to quit Prior required notice to perform covenants served (date):
- (4) 3-day notice to quit Other (specify):
- (5) 30-day notice to vacate under the federal CARES Act (15 U.S.C. § 9058(c))

- (2) Defendants failed to comply with the requirements of the notice by that date.
All service demands in item 10 above are true.

The period stated in the notice expired at the end of this day.

- (3) The notice includes an objection of untruth:
A copy of the notice or attachment and labeled Exhibit D. (Required for residential property. See Civil Code Form UD-100, § 1100.)
When Civil Code § 1946(d) applies, either (a) two notices are required, provide copies of both.)
 One or more defendants were served (1) with the prior required notice under Civil Code, § 1946, §(e), (g) with a different notice, (3) on a different date, or (4) in a different manner, as stated in Attachment 10c. (Check item 10b and attach a statement or provide the information required by items 9a-e and 10 for each defendant and notice.)

10. a. (3) The notice in item 9a was served on the defendant named in item 9a as follows:

- (a) by personally handing a copy to defendant on (date);
 by leaving a copy with (name or description);
 a person of suitable age and discretion, on (date);
 residence business AND mailing a copy to defendant at defendant's place of residence on (date); because defendant cannot be found at defendant's residence or usual place of business.
- (b) by posting a copy on the premises on (date): 01/02/2026 AND giving a copy to a person found residing at the premises AND mailing a copy to defendant at the premises on (date): 01/02/2026
- (a) because defendant's residence and usual place of business cannot be ascertained OR
 (b) because no person of suitable age or discretion can be found there.
- (c) Not for 3-day notice; see Civil Code, § 1946 before using) by sending a copy by certified or registered mail addressed to defendant on (date);
- (d) (Not for residential tenancies; see Civil Code, § 1953 before using) in the manner specified in a written commercial lease between the parties.
- e. (Name): _____
 was served on behalf of all defendants who signed a joint written rental agreement.
- c. Information about service of notice on the defendants alleged in item 9f is stated in Attachment 10c
- d. Proof of service of the notice in item 9a is attached and labeled Exhibit 3.
11. e. **Statements regarding rental assistance** (Required in all actions based on nonpayment of rent or any other financial obligation. Plaintiff must complete items 11a-d and, if later seeking a default judgment, will also need to file Verification Regarding Rental Assistance—Unlawful Detainer (form UD-120).)
- a. Plaintiff has received has not received rental assistance or other financial compensation from any other source corresponding to the amount demanded in the notice underlying the complaint
- b. Plaintiff has received has not received rental assistance or other financial compensation from any other source for rent accruing after the date of the notice underlying the complaint for rent accruing after the date of the notice underlying the complaint
- c. Plaintiff has does not have any pending applications for rental assistance or other financial compensation from any other source corresponding to the amount demanded in the notice underlying the complaint.
- d. Plaintiff has does not have any pending applications for rental assistance or other financial compensation from any other source for rent accruing after the date on the notice underlying the complaint.
12. Plaintiff demands possession from each defendant because of expiration of a fixed-term lease.
13. At the time the 3-day notice to pay rent or quit was served, the amount of rent due was \$ 32,670.00
14. The fair rental value of the premises is \$ 330.00 per day.
15. Defendant's continued possession is malicious, and plaintiff is entitled to statutory damages under Code of Civil Procedure section 1174(b). (State specific facts supporting a claim up to \$600 in Attachment 12.)



PLAINTIFF (Name):	DI CHEN TRUSTEE(S) OF THE DI CHEN & BING XU	CASE NUMBER:
FAMILY TRUST		
DEFENDANT (Name):	NUHA SAYEGH ET AL	

16. A written agreement between the parties provides for attorney fees.
17. Defendant's tenancy is subject to the local rent control or eviction control ordinance of (city or county, title of ordinance, and date of passage):

Plaintiff has met all applicable requirements of the ordinances.

18. Other allegations are stated in Attachment 15.
19. Plaintiff accepts the jurisdictional limit, if any, of the court.

20. PLAINTIFF REQUESTS

- a. possession of the premises.
- b. costs incurred in this proceeding:

 - c. past-due rent of \$32,670.00
 - d. reasonable attorney fees.
 - e. forfeiture of the agreement
 - f. damages in the amount of waived rent or relocation assistance as stated in item 8: \$
 - g. damages at the rate stated in item 13 from date:) 01/01/2026 for each day that defendants remain in possession through entry of judgment.
 - h. statutory damages up to \$600 for the conduct alleged in item 12.
 - i. other (specify):

21. Number of pages attached (specify): 14

UNLAWFUL DETAINER ASSISTANT (Bus. & Prof. Code, §§ 6400-6415)

22. (Complete in all cases.) An unlawful detainer assistant did not did for compensation give advice or assistance with this form. (If plaintiff has received **any** help or advice for pay from an unlawful detainer assistant, state:)

- a. Assistant's Name:
- b. Street address, city, and zip code:
- c. Telephone No.:
- d. County of registration:
- e. Registration No.:
- f. Expires on (date):

Date: 1/13/2026

M. P. RICHTER
(TYPE OR PRINT NAME)

(SIGNATURE OF PLAINTIFF OR ATTORNEY)

VERIFICATION

(Use a different verification form if the verification is by an attorney or for a corporation or partnership.)
I am the plaintiff in this proceeding and have read this complaint. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:

(TYPE OR PRINT NAME)

(SIGNATURE OF PLAINTIFF)

NOTICE: EVERYONE WHO LIVES IN THIS RENTAL UNIT MAY BE EVICTED BY COURT ORDER. READ THIS FORM IF YOU LIVE HERE AND IF YOUR NAME IS NOT ON THE ATTACHED SUMMONS AND COMPLAINT.

1. If you live here and you do not complete and submit this form, you may be evicted without further hearing by the court along with the persons named in the Summons and Complaint.
2. You must file this form within 10 days of the date of service listed in the box on the right hand side of this form.

- **Exception:** If you are a tenant being evicted after your landlord lost the property to foreclosure, the 10-day deadline does not apply to you and you may file this form at any time before judgment is entered.
- 3. If you file this form, your claim will be determined in the eviction action against the persons named in the complaint.
- 4. If you do not file this form, you may be evicted without further hearing.
- 5. If you are a tenant being evicted due to foreclosure, you have additional rights and should seek legal advice immediately.

CLAIMANT OR CLAIMANT'S ATTORNEY (Name and Address): TELEPHONE NO.:		FOR COURT USE ONLY																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">ATTORNEY FOR (Name):</td> <td colspan="2"></td> </tr> <tr> <td>NAME OF COURT: PASADENA COURTHOUSE</td> <td colspan="2"></td> </tr> <tr> <td>STREET ADDRESS: 300 E. WALNUT ST</td> <td colspan="2"></td> </tr> <tr> <td>MAILING ADDRESS:</td> <td colspan="2"></td> </tr> <tr> <td>CITY AND ZIP CODE: PASADENA, CA 91101</td> <td colspan="2"></td> </tr> <tr> <td>BRANCH NAME: PASADENA COURTHOUSE</td> <td colspan="2"></td> </tr> </table>			ATTORNEY FOR (Name):			NAME OF COURT: PASADENA COURTHOUSE			STREET ADDRESS: 300 E. WALNUT ST			MAILING ADDRESS:			CITY AND ZIP CODE: PASADENA, CA 91101			BRANCH NAME: PASADENA COURTHOUSE		
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PREJUDGMENT CLAIM OF RIGHT TO POSSESSION																				
CASE NUMBER:																				
<p>Complete this form only if ALL of these statements are true: 1. You are NOT named in the accompanying Summons and Complaint. 2. You occupied the subject premises on or before the date the unlawful detainer (eviction) complaint was filed. (The date is in the accompanying Summons and Complaint.) 3. You still occupy the subject premises.</p>																				
I DECLARE THE FOLLOWING UNDER PENALTY OF PERJURY:																				
<ol style="list-style-type: none"> 1. My name is (specify): _____ 2. I reside at (street address, unit no., city and ZIP code): _____ 																				
<ol style="list-style-type: none"> 3. The address of "the premises" subject to this claim is (address): 5132 ROSEMEAD BLVD, SAN GABRIEL, CA 91776, LOS ANGELES COUNTY the landlord or the landlord's authorized agent filed a complaint to recover possession of the premises. (<i>This date is in the accompanying Summons and Complaint.</i>) 4. On (insert date): _____ 5. I occupied the premises on the date the complaint was filed (<i>the date in item 4</i>). I have continued to occupy the premises ever since. 6. I was at least 18 years of age on the date the complaint was filed (<i>the date in item 4</i>). 7. I claim a right to possession of the premises because I occupied the premises on the date the complaint was filed (<i>the date in item 4</i>). 8. I was not named in the Summons and Complaint. 9. I understand that if I make this claim of possession, I will be added as a defendant to the unlawful detainer (eviction) action. or file with the court an (Filing fee) I understand that I must go to the court and pay a filing fee of \$ _____ fees, I will not be entitled to make a claim of right to possession. (Continued on reverse) 																				



Plaintiff:
DI CHEN TRUSTEE(S) OF THE DI CHEN & BING XU FAMILY
TRUST

Defendant: NUHA SAYEGH ET AL

CASE NUMBER:

11. If my landlord lost this property to foreclosure, I understand that I can file this form at any time before judgment is entered, and that I have additional rights and should seek legal advice.

12. I understand that I will have **five days** (excluding court holidays) to file a response to the Summons and Complaint after I file this Prejudgment Claim of Right to Possession form.

NOTICE: If you fail to file this claim, you may be evicted without further hearing.

13. Rental agreement. I have (*check all that apply to you*):

- a. an oral or written rental agreement with the landlord.
- b. an oral or written rental agreement with a person other than the landlord.
- c. an oral or written rental agreement with the former owner who lost the property to foreclosure.
- d. other (*explain*):

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

WARNING: Perjury is a felony punishable by imprisonment in the state prison.

Date:

(TYPE OR PRINT NAME)

(SIGNATURE OF CLAIMANT)

NOTICE: If you file this claim to possession, the unlawful detainer action against you will be determined at trial. At trial, you may be found liable for rent, costs, and, in some cases, treble damages.

— NOTICE TO OCCUPANTS —

YOU MUST ACT AT ONCE if all the following are true:

1. You are NOT named in the accompanying Summons and Complaint.
2. You occupied the premises on or before the date the unlawful detainer (eviction) complaint was filed.
3. You still occupy the premises.

You can complete and SUBMIT THIS CLAIM FORM WITHIN 10 DAYS from the date of service (on the form) at the court where the unlawful detainer (eviction) complaint was filed. If you are a tenant and your landlord lost the property you occupy through foreclosure, this 10-day deadline does not apply to you. You may file this form at any time before judgment is entered. You should seek legal advice immediately.

If you do not complete and submit this form (and pay a filing fee or file a fee waiver form if you cannot pay the fee), YOU WILL BE EVICTED.

After this form is properly filed, you will be added as a defendant in the unlawful detainer (eviction) action and your right to occupy the premises will be decided by the court. *If you do not file this claim, you may be evicted without a hearing.*



VERIFICATION

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I have read the foregoing SUMMONS AND COMPLAINT

and know its contents.

CHECK APPLICABLE PARAGRAPHS

I am a party to this action. The matters stated in the foregoing document are true of my own knowledge except as to those matters which are stated on information and belief, and as to those matters I believe them to be true.

I am an Officer a partner
of
 a party to this action, and am authorized to make this verification for and on its behalf, and I make this verification for that reason.
 I am informed and believe and on that ground allege that the matters stated in the foregoing documents are true. The matters stated in the foregoing document are true of my own knowledge except as to those matters which are state on information and belief, and as to those matters I believe them to be true.

I am one of the attorneys for PLAINTIFF
a party to this action. Such party is absent from the county of aforesaid where such attorneys have their offices, and I make this verification for and on behalf of that party for that reason. I am informed and believe and on that ground allege that the matters stated in the foregoing document are true.

Executed on: 01/13/2026, at San Bernardino, California.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

M. P. RICHTER M.P.R

TYPE OR PRINT NAME

SIGNATURE

PROOF OF SERVICE

1013A (3) CCP Revised 2004

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES
I am employed in the county of

I am over the age of 18 and not a party to the within action; y business address is:

On

on
 by placing the true copies thereof enclosed in sealed envelopes addressed as stated on the attached mailing list.

by placing the original a true copy thereof enclosed in sealed envelopes addressed as follows:

□ BY MAIL

*I deposited such envelope in the mail at
The envelope was mailed with postage thereon fully prepaid
 As follows: I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at
California in the ordinary course of business. I am aware that on motion of the
Party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit of
mailing affidavit.

Executed on at

**(BY PERSONAL SERVICE) I delivered such envelop by hand to the offices of the addressee.
 at
Executed on
 (State)
 (Federal) I declare that I am employed in the office of a member of the bar of this court whose direction the service was made.

TYPE OR PRINT NAME

SIGNATURE

*BY MAIL SIGNATURE MUST BE OF PERSON DEPOSITING
ENVELOPE IN MAIL SLOT, BOX OR BAG)

**(FOR PERSONAL SERVICE SIGNATURE MUST BE THAT OF
MESSENGER)



RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT

(C.A.R. Form RLMM, Revised 12/24)

Date 03/22/2025, and DCBX Enterprise Inc ("Tenant")
Broker or Agent, or Property Manager ("Housing Provider"), agree as follows ("Agreement");

1. PROPERTY:

- A. Housing Provider rents to Tenant and Tenant rents from Housing Provider, the real property and improvements described as:
5132 Rosemead Blvd, San Gabriel, CA 91776 ("Premises").
- B. The Premises are for the sole use as a personal residence by the following named person(s) only: Nuhu Sayegh, Fahed Sayegh, Sayegh and children
- Any person in the Premises, other than those listed in this paragraph are considered guests. Guests are not permitted to stay more than 14 (or _____) days without Housing Provider's written consent.
- C. The following personal property, maintained pursuant to **paragraph 11**, is included: Fridge, dishwasher and stove are included in the lease
- D. The Premises may be subject to a local rent or eviction control ordinance, or both.
2. TERM: The term begins on (date) 03/22/2025 ("Commencement Date"). If Tenant has not paid all amounts then due; (i) Tenant has no right to possession or keys to the premises and; (ii) this Agreement is voidable at the option of Housing Provider, 2 calendar days after giving Tenant a Notice to Pay (C.A.R. Form PPN). Notice may be delivered to Tenant (i) in person; (ii) by mail to Tenant's last known address; or (iii) by email, if provided in Tenant's application or previously used by Tenant to communicate with Housing Provider or its agent. If Housing Provider elects to void the lease, Housing Provider shall refund to Tenant all rent and security deposit paid.

(Check A or B):

A. Month-to-Month: This Agreement continues from the commencement date as a month-to-month tenancy. Tenant may terminate the tenancy by giving written notice at least 30 days prior to the intended termination date. Tenant shall be responsible for paying rent through the termination date even if moving out early. Housing Provider may terminate the tenancy by giving written notice as provided by law. Such notices may be given on any date.

B. Lease: This Agreement shall terminate on (date) 06/21/2025 at 12:00 AM/ PM. Tenant shall vacate the Premises upon termination of the Agreement, unless: (i) Housing Provider and Tenant have extended this Agreement in writing or signed a new agreement; (ii) mandated by any rent increase cap or just cause eviction control under any state or local law; or (iii) Housing Provider accepts Rent from Tenant (other than past due Rent), in which case a month-to-month tenancy shall be created which either party may terminate as specified in **paragraph 2A**. Rent shall be at a rate agreed to by Housing Provider and Tenant, or as allowed by law. All other terms and conditions of this Agreement shall remain in full force and effect.

3. RENT: "Rent" shall mean all monetary obligations of Tenant to Housing Provider under the terms of the Agreement, except security deposit.

- A. Tenant agrees to pay \$9,900.00 per month for the term of the Agreement.
- B. Rent is payable in advance on the 1st (or _____) day of each calendar month, and is delinquent on the next day.
- C. If Commencement Date falls on any day other than the day Rent is payable under **paragraph 3B**, and Tenant has paid one full month's Rent in advance of Commencement Date, Rent for the second calendar month shall be prorated and Tenant shall pay 1/30th of the monthly rent per day for each day remaining in the prorated second month.

D. PAYMENT:

- (1) Rent shall be paid by personal check, money order, cashier's check, made payable to DCBX Enterprise Inc via Direct deposit to Bank of America, wire/electronic payment to DCBX Enterprise Inc via direct deposit, or other _____. Payment via electronic apps such as PayPal or Venmo will not (will) be accepted.
- (2) Rent shall be delivered to (name) _____ at (address) _____ (or at any other location subsequently specified by Housing Provider in writing to Tenant) (and if checked, rent may be paid personally, between the hours of _____ and _____ on the following days _____).
- (3) If any payment is returned for non-sufficient funds ("NSF") or because tenant stops payment, then, after that: (i) Housing Provider may, in writing, require Tenant to pay Rent in cash for three months and (ii) all future Rent shall be paid by money order, or cashier's check.

E. Rent payments received by Housing Provider shall be applied to the earliest amount(s) due or past due.

4. SECURITY DEPOSIT:

- A. Tenant agrees to pay \$ _____ as a security deposit. (The maximum amount of security deposit paid on or before initial occupancy, however designated, cannot exceed one month's Rent unless an exception applies. See Security Deposit Exception Disclosure and Addendum, C.A.R. Form SDDA, for additional information.)
- B. Security deposit is in addition to any advance payment of first month's Rent. Security deposit law does not prohibit the payment of advance rent of not less than six months' rent if the term of the lease is six months or longer.
- C. Security deposit will be transferred to and held by the Owner of the Premises, or held in Owner's Broker's trust account.

Tenant's Initials AS / FS

Housing Providers Initials DL / FS



WINE IN COOKERY. RECOMMENDED FOR USE IN PREPARING HAM, BACON, AND OTHER MEATS, AND IN PREPARING SOUP, STews, AND OTHER DISHES.

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Category	Total Due	Payment Received	Balance Due
Wine	\$13,094.00	\$600.00	\$13,494.00
Beer			
Spirits			
Other Beverage			
Order Total			
Total			

LATE CHARGE: RETURNED CHECKS:

7. PARKING: (Check A or B)
by law.

- A. Parking is permitted as follows: Driveway parking only

- OR**

B. **Parking is not permitted on the real property of which the Premises is a part.**

STORAGE: (Check A or B)

A. **Storage is permitted as follows:**

The right to separate storage space is, is not, included in the Rent charged pursuant to paragraph 3. If not included in the Rent charged pursuant to paragraph 3, Tenant shall store only personal property at the site or address per month. Tenant shall store only personal property claimed by another or in which another owns, and shall not store property claimed by Tenant owns, and shall not store any impropriety packaged food or perishable goods, flammable materials, explosives, inherently dangerous material, or illegal substances.

OR

B. **Except for Tenant's personal property, contained entirely within the Premises, storage is not permitted on the Premises.**

UTILITIES: Tenant agrees to pay for all utilities and services, and the following charges.

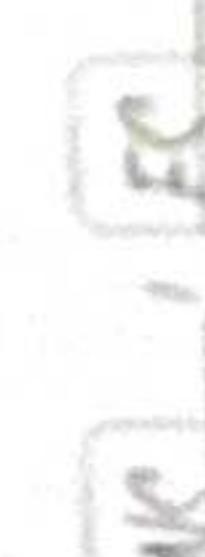
Utilities paid by landlord

except as agreed in addendum. Tenant shall pay Tenant's proportional share, as reasonably directed by Housing Provider, of utilities if utilities are separately metered. Tenant shall place utilities in Tenant's name at the commencement Date. Housing Provider is only responsible for installing and maintaining one utility source per telephone line to the Premises. Tenant shall pay any cost for conversion from existing telephone line to the Premises and Tenant will be separately billed for usage based on the submeter. See attached Water Submeter Addendum (CAR Form WSM) for additional terms.

A. Water Submeters: Water use on the Premises will be separately measured by a submeter and Tenant does not have a separate gas meter.

B. Gas Meter: The Premises does not have a separate electrical meter.

C. Electric Meter: The Premises does not have a separate electric meter.



Premises: **5132 Rosemead Blvd, San Gabriel, CA 91776**

- D.** All or any portion of the security deposit may be used, as reasonably necessary, to: (i) cure Tenant's default in payment of Rent (which includes Late Charges, NSF fees or other sums due); (ii) repair damage, excluding ordinary wear and tear, caused by Tenant or by a guest, invitee or licensee of Tenant; (iii) clean Premises, if necessary, upon termination of the tenancy; and (iv) replace or return personal property or appurtenances. **SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF LAST MONTH'S RENT.** If all or any portion of the security deposit is used during the tenancy, Tenant agrees to reinstate the total security deposit within 5 days after written notice is delivered to Tenant. Within 21 days after Tenant vacates the Premises, Housing Provider shall: (1) furnish Tenant an itemized statement indicating the amount of any security deposit received and the basis for its disposition and supporting documentation as required by California Civil Code § 1950.5(g); and (2) return any remaining portion of the security deposit to Tenant.

- E.** Security deposit will not be returned until all Tenants have vacated the Premises and all keys returned. Any security deposit returned by check shall be made out to all Tenants named on this Agreement, or as subsequently modified.

- F.** No interest will be paid on security deposit unless required by local law.

- G.** If the security deposit is held by Owner, Tenant agrees not to hold Broker responsible for its return. If the security deposit is held in Owner's Broker's trust account, and Broker's authority is terminated before expiration of this Agreement, and security deposit is released to someone other than Tenant, then Broker shall notify Tenant, in writing, where and to whom security deposit has been released. Once Tenant has been provided such notice, Tenant agrees not to hold Broker responsible for the security deposit.

- 5. MOVE-IN COSTS RECEIVED/DUE:** Move-in funds shall be paid by personal check, money order, cashier's check, or wire/electronic payment.

Category	Total Due	Payment Received	Balance Due	Due Date	Payable To
Rent from <u>03/22/2025</u> to <u>04/30/2025</u> (date)	<u>\$13,094.00</u>		<u>\$13,094.00</u>	<u>03/24/2025</u>	
Security Deposit					
Other Cleaning fee	<u>\$500.00</u>		<u>\$500.00</u>	<u>03/22/2025</u>	
Other					
Total	<u>\$13,594.00</u>		<u>\$13,594.00</u>	<u>03/24/2025</u>	<u>DCBX Enterprise Inc</u>

6. LATE CHARGE; RETURNED CHECKS:

- A.** Tenant acknowledges either late payment of Rent or issuance of a returned check may cause Housing Provider to incur costs and expenses, the exact amounts of which are extremely difficult and impractical to determine. These costs may include, but are not limited to, processing, enforcement and accounting expenses, and late charges imposed on Housing Provider. If any installment of Rent due from Tenant is not received by Housing Provider within 5 (or _____) calendar days after the date due, or if a check is returned, Tenant shall pay to Housing Provider, respectively, an additional sum of \$ _____ or % _____ of the Rent due as a Late Charge and \$25.00 as a NSF fee for the first returned check and \$35.00 as a NSF fee for each additional returned check, either or both of which shall be deemed additional Rent.

- B.** Housing Provider and Tenant agree that these charges represent a fair and reasonable estimate of the costs Housing Provider may incur by reason of Tenant's late or NSF payment. Any Late Charge or NSF fee due shall be paid with the current installment of Rent. Housing Provider's acceptance of any Late Charge or NSF fee shall not constitute a waiver as to any default of Tenant. Housing Provider's right to collect a Late Charge or NSF fee shall neither be deemed an extension of the date Rent is due under paragraph 3 nor prevent Housing Provider from exercising any other rights and remedies under this Agreement and as provided by law.

7. PARKING: (Check A or B)

- A. Parking is permitted as follows: **Driveway parking only**

The right to parking is not included in the Rent charged pursuant to paragraph 3. If not included in the Rent, the parking rental fee shall be an additional \$ _____ per month. Parking space(s) are to be used only for parking properly registered and operable motor vehicles, except for trailers, boats, campers, buses or trucks (other than pick-up trucks). Tenant shall park in assigned space(s) only. Parking space(s) are to be kept clean. Vehicles leaking oil, gas or other motor vehicle fluids shall not be parked on the Premises. Mechanical work, or storage of inoperable vehicles, or storage of any kind is not permitted in parking space(s) or elsewhere on the Premises except as specified in paragraph 8.

OR B. Parking is not permitted on the real property of which the Premises is a part.

8. STORAGE: (Check A or B)

- A. Storage is permitted as follows:

The right to separate storage space is, not, included in the Rent charged pursuant to paragraph 3. If not included in the Rent, storage space fee shall be an additional \$ _____ per month. Tenant shall store only personal property Tenant owns, and shall not store property claimed by another or in which another has any right, title or interest. Tenant shall not store any improperly packaged food or perishable goods, flammable materials, explosives, hazardous waste or other inherently dangerous material, or illegal substances.

- B. Except for Tenant's personal property, contained entirely within the Premises, storage is not permitted on the Premises.

- 9. UTILITIES:** Tenant agrees to pay for all utilities and services, and the following charges, except **Utilities paid by landlord**, which shall be paid for by Housing Provider, or as agreed on a separate addendum. If any utilities are not separately metered, Tenant shall pay Tenant's proportional share, as reasonably determined and directed by Housing Provider. If utilities are separately metered, Tenant shall place utilities in Tenant's name as of the Commencement Date. Housing Provider is only responsible for installing and maintaining one usable telephone jack and one telephone line to the Premises. Tenant shall pay any cost for conversion from existing utilities service provider.

- A. **Water Submeters:** Water use on the Premises is measured by a submeter and Tenant will be separately billed for water usage based on the submeter. See attached Water Submeter Addendum (C.A.R. Form WSM) for additional terms.
- B. **Gas Meter:** The Premises does not have a separate gas meter.
- C. **Electric Meter:** The Premises does not have a separate electrical meter.

Date: **03/22/2025**

RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (RLMM PAGE 2 OF 9)

5132 Rosemead

Produced with Lorie Wolf Transactions (ZipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.lwoll.com

 AL FS

Housing Providers Initials

 DL

Housing Providers Initials

Premises: **5132 Rosemead blvd, San Gabriel, CA 91776**

10. CONDITION OF PREMISES: Tenant has examined Premises and, if any, all furniture, furnishings, appliances, landscaping and fixtures, including smoke alarm(s) and carbon monoxide detector(s).
 (Check all that apply:)

- A. Tenant's acknowledgment of the condition of these items is contained in an attached statement of condition (C.A.R. Form MII).
- B. (i) Housing Provider will Deliver to Tenant a statement of condition (C.A.R. Form MII) within **3 days** after execution of this Agreement; prior to the Commencement Date; within **3 days** after the Commencement Date. (ii) Tenant shall complete and return the MII to Housing Provider within **3 (or) days** after Delivery. Tenant's failure to return the MII within that time shall conclusively be deemed Tenant's Acknowledgement of the condition as stated in the MII.
- C. Tenant will provide Housing Provider a list of items that are damaged or not in operable condition within **3 (or) days** after Commencement Date, not as a contingency of this Agreement but rather as an acknowledgement of the condition of the Premises.
- D. Other: _____

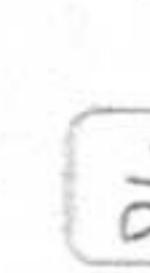
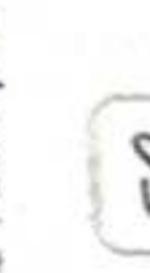
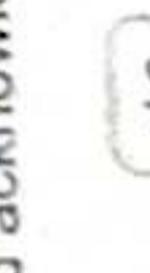
11. MAINTENANCE USE AND REPORTING:

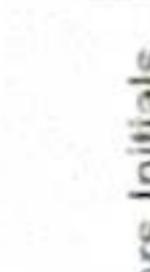
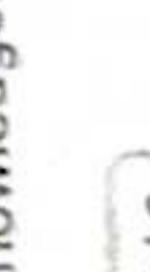
- A. Tenant shall properly use, operate and safeguard Premises, including if applicable, any landscaping, furniture, furnishings and appliances, and all mechanical, electrical, gas and plumbing fixtures, carbon monoxide detector(s) and smoke alarms, and keep them and the Premises clean, sanitary and well ventilated. Tenant shall be responsible for any additional phone lines beyond the one line and jack that Housing Provider shall provide and maintain. Tenant shall replace any burned out or malfunctioning light bulbs. Tenant shall immediately notify Housing Provider, in writing, of any problem, malfunction or damage with any item including carbon monoxide detector(s) and smoke alarms on the property. Tenant shall be charged for all repairs or replacements caused by Tenant, pets, guests or licensees of Tenant, excluding ordinary wear and tear. Tenant shall be charged for all damage to Premises as a result of failure to report a problem in a timely manner. Tenant shall be charged for repair of drain blockages or stoppages, unless caused by defective plumbing parts or tree roots invading sewer lines.
- B. Housing Provider Tenant HOA shall water the garden, landscaping, trees and shrubs, except: _____.
- C. Housing Provider Tenant HOA shall maintain the garden, landscaping, trees and shrubs, except: _____.
- D. Housing Provider Tenant shall maintain **decent sanitary and maintenance condition of the property**.
- E. Housing Provider and Tenant agree that State or local water use restrictions shall supersede any obligation of Housing Provider or Tenant to water or maintain any garden, landscaping, trees or shrubs pursuant to paragraphs **11B, 11C, and 11D**.
- F. Tenant's failure to maintain any item for which Tenant is responsible shall give Housing Provider the right to hire someone to perform such maintenance and charge Tenant to cover the cost of such maintenance.
- G. **PERIODIC PEST CONTROL:** Housing Provider Tenant shall pay for periodic pest control by the following service provider: _____. This obligation shall only be applicable if the Premises is a house and the periodic pest control treatment is being provided at the execution of this Agreement. The current cost of such treatment is: \$ _____ per _____ property are included in the Premises without warranty and Housing Provider will not maintain, repair or replace them: **Fridge, washer and dryer are not warranted by the landlord**

- H. The following items of personal property are included in the Premises without warranty and Housing Provider may not have authority or control over certain parts of the Premises such as roof, electrical, gas or plumbing features inside certain walls, and common areas such as landscaping, shared parking structure or garage.
- J. Tenant shall not use the premises to plant, grow, cultivate or sell marijuana.
- 12. NEIGHBORHOOD CONDITIONS:** Tenant is advised to satisfy himself or herself as to neighborhood or area conditions, including, but not limited to, schools, proximity and adequacy of law enforcement, crime statistics, proximity of registered felons or offenders, fire protection, other governmental services, availability, adequacy and cost of any wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to commercial, industrial or agricultural activities, existing and proposed transportation, construction and development that may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, cemeteries, facilities and condition of common areas, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Tenant.

- 13. ANIMALS:** Unless otherwise provided in California Civil Code § 54.2, or other law, no animal shall be kept on or about the Premises without Housing Provider's prior written consent, except as agreed to in the attached Animals Terms and Conditions Addendum (C.A.R. Form ATCA).
- 14. SMOKING:**
- A. (i) Tenant is responsible for all damage caused by smoking including, but not limited to stains, burns, odors and removal of debris; (ii) Tenant acknowledges that in order to remove odor caused by smoking, Housing Provider may need to replace carpet and drapes and paint the entire premises regardless of when these items were last cleaned, replaced or repainted. Such actions and other necessary steps will impact the return of any security deposit.
 - B. The Premises or common areas may be subject to a local non-smoking ordinance.
 - C. NO SMOKING of any substance is allowed on the Premises or common areas. If smoking does occur on the Premises or common areas, (i) Tenant is in material breach of this Agreement; (ii) Tenant, guests, and all others may be required to leave the Premises. Smoking of the following substances only is allowed: _____.
- 15. RULES/REGULATIONS:**
- A. Tenant agrees to comply with all Housing Provider rules and regulations that are at any time posted on the Premises or delivered to Tenant. Tenant shall not, and shall ensure that guests, invitees and licensees of Tenant shall not, disturb, annoy, endanger or interfere with other tenants of the building or neighbors, or use the Premises for any unlawful purposes, under federal, state or local law including, but not limited to, using, manufacturing, selling, storing or transporting illicit drugs or other contraband, or violate any law or ordinance, or commit a waste or nuisance on or about the Premises.
 - B. **(If applicable, check one)**
 - (1) Housing Provider shall provide Tenant with a copy of the rules and regulations within _____ days or _____.
 - (2) Tenant has been provided with, and acknowledges receipt of, a copy of the rules and regulations.

OR (2) Tenant has been provided with, and acknowledges receipt of, a copy of the rules and regulations.

Housing Providers Initials  / 

RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (RLMM PAGE 3 OF 9)

Produced with Lone Wolf Transactions (expForm Edition) 711 N Harwood St, Suite 2200, Dallas, TX 75201 www.lonewolf.com


©2014, 140104
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16. (If checked) CONDOMINIUM; PLANNED UNIT DEVELOPMENT:

A. The Premises are a unit in a condominium, planned unit development, common interest subdivision or other development governed by a homeowners' association ("HOA"). The name of the HOA is _____, conditions and restrictions, bylaws, rules and regulations and decisions ("HOA Rules"). Tenant agrees to comply with all HOA covenants, conditions and restrictions, bylaws, rules and regulations imposed by HOA or other authorities, due to any violation by Tenant, or the guests or licensees of Tenant, or Housing Provider shall have the right to deduct such amounts from the security deposit.

B. If applicable, Tenant is required to pay a fee to the HOA to gain access to certain areas within the development such as but not necessarily including or limited to the front gate, pool, and recreational facilities. If not specified in **paragraph 5**, Tenant is solely responsible for payment and satisfying any HOA requirements prior to or upon or after the Commencement Date.

C. (Check one) (1) Housing Provider shall provide Tenant with a copy of the HOA Rules within _____ days or _____.

(2) Tenant has been provided with, and acknowledges receipt of, a copy of the HOA Rules.

17. ALTERATIONS; REPAIRS: Unless otherwise specified by law or **paragraph 25C**, without Housing Provider's prior written consent, (i) Tenant shall not make any repairs, alterations or improvements in or about the Premises including: painting, wallpapering, adding or changing locks, installing antenna or satellite dish(es), placing signs, displays or exhibits, or using screws, fastening devices, large nails or adhesive materials; (ii) Housing Provider shall not be responsible for the costs of alterations or repairs made by Tenant; (iii) Tenant shall not deduct from Rent the costs of any repairs, alterations or improvements; and (iv) any deduction made by Tenant shall be considered unpaid Rent.

18. KEYS; LOCKS:

A. Tenant acknowledges receipt of (or Tenant will receive prior to the Commencement Date, or _____):

<input checked="" type="checkbox"/> 2	key(s) to Premises,	<input type="checkbox"/>	remote control device(s) for garage door/gate opener(s),
<input type="checkbox"/>	key(s) to mailbox,	<input type="checkbox"/>	
<input type="checkbox"/>	key(s) to common area(s),	<input type="checkbox"/>	

B. Tenant acknowledges that locks to the Premises have, have not, been re-keyed.
C. If Tenant re-keys existing locks or opening devices, Tenant shall immediately deliver copies of all keys to Housing Provider. Tenant shall pay all costs and charges related to loss of any keys or opening devices. Tenant may not remove locks, even if installed by Tenant.

19. ENTRY:

A. Tenant shall make Premises available to Housing Provider or Housing Provider's representative for the purpose of entering to make necessary or agreed repairs (including, but not limited to, installing, repairing, testing, and maintaining smoke detectors and carbon monoxide devices, and bracing, anchoring or strapping water heaters, or repairing dilapidation relating to the presence of mold), decorations, alterations, or improvements; or supplying necessary or agreed services; or to show Premises to prospective or actual purchasers, tenants, mortgagees, lenders, appraisers, contractors and others (collectively "Interested Persons"). Tenant agrees that Housing Provider, Broker and Interested Persons may take photos of the Premises. Housing Provider and Tenant agree that 24-hour written notice shall be reasonable and sufficient notice, except as follows:

- (1) 48-hour written notice is required to conduct an inspection of the Premises prior to the Tenant moving out, unless the Tenant waives the right to such notice.
- (2) If Housing Provider has in writing informed Tenant that the Premises are for sale and that Tenant will be notified orally to show the premises (C.A.R. Form NSE), then, for the next 120 days following the delivery of the NSE, notice may be given orally to show the Premises to actual or prospective purchasers.
- (3) No written notice is required if Housing Provider and Tenant orally agree to an entry for agreed services or repairs if the date and time of entry are within one week of the oral agreement.
- (4) No notice is required: (i) to enter in case of an emergency; (ii) if the Tenant is present and consents at the time of entry; or (iii) if the Tenant has abandoned or surrendered the Premises.

C. (If checked) Tenant authorizes the use of a keysafe/lockbox to allow entry into the Premises and agrees to sign a keysafe/lockbox addendum (C.A.R. Form KLA).

20. PHOTOGRAPHS AND INTERNET ADVERTISING:

A. In order to effectively market the Premises for sale or rental it is often necessary to provide photographs, virtual tours and other media to Interested Persons. Tenant agrees that Broker may photograph or otherwise electronically capture images of the exterior and interior of the Premises ("Images") for static and/or virtual tours of the Premises by Interested Persons for use on Broker's website, the MLS, and other marketing materials and sites. Tenant acknowledges that once Images are placed on the Internet neither Broker nor Housing Provider has control over who can view such Images and what use viewers may make of the Images, or how long such Images may remain available on the Internet. Tenant is advised to store or otherwise remove from view, anything of a personal nature which Tenant would not want to appear in any Images, including but not limited to, family photos, documents, or other valuables.

B. Tenant acknowledges that prospective Interested Persons coming onto the Premises may take photographs, videos or other images of the Premises. Tenant understands that Broker does not have the ability to control or block the taking and use of Images by any such persons. Once Images are taken and/or put into electronic display on the Internet or otherwise, neither Broker nor Housing Provider has control over who views such Images nor what use viewers may make of the Images.

21. SIGNS: Tenant authorizes Housing Provider to place FOR SALE/LEASE signs on the Premises.**22. ASSIGNMENT; SUBLETTING:**

A. Tenant shall not sublet all or any part of Premises, or assign or storage spaces, or assign or transfer this Agreement or any interest in it, without Housing Provider's prior written consent. Unless such consent is obtained, any assignment, transfer or subletting of Premises or this Agreement, by voluntary act of Tenant, operation of law or otherwise, shall, at the option of Housing Provider, terminate this Agreement. Any proposed assignee, transferee or sublessee shall submit to Housing Provider an application and credit information for Housing Provider's approval and, if approved, sign a separate written agreement with Housing Provider and Tenant. Housing Provider's consent to any one assignment, transfer or sublease, shall not be construed as consent to any subsequent assignment, transfer or sublease and does not release Tenant of Tenant's obligations under this Agreement.

B. This prohibition also applies (does not apply) to short term, vacation, and transient rentals such as, but not limited to, those arranged through Airbnb, VRBO, HomeAway or other short term rental services.

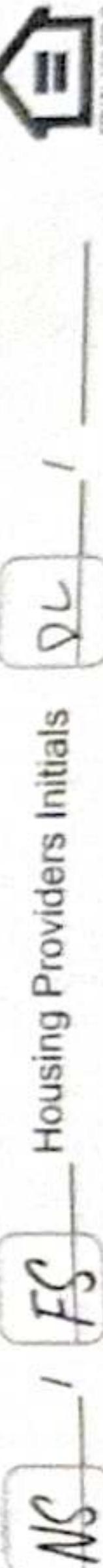
C. Any violation of this prohibition is a non-usable, material breach of this Agreement.

RLMM REVISED 12/24 (PAGE 4 OF 9)

RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (RLMM PAGE 4 OF 9)

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolff.com

5132 Rosemead



Tenant's Initials / /

Housing Providers Initials / /

LONE WOLF
RESIDENTIAL
TRANSACTIONS

23. JOINT AND INDIVIDUAL OBLIGATIONS: If there is more than one Tenant, each one shall be individually and completely responsible for the performance of all obligations of Tenant under this Agreement, jointly with every other Tenant, and individually, whether or not in possession.

24. POSSESSION:

- A. (1) Tenant is not in possession of the Premises. If Housing Provider is unable to deliver possession of Premises on Commencement Date, such Date shall be extended to the date on which possession is made available to Tenant. If Housing Provider is unable to deliver possession within 5 (or) calendar days after agreed Commencement Date, Tenant may terminate this Agreement by giving written notice to Housing Provider, and shall be refunded all Rent and security deposit paid.

OR (2) Tenant is already in possession of the Premises.

B. Possession is deemed terminated when Tenant has returned all keys to the Premises to Housing Provider.

25. TENANT'S OBLIGATIONS UPON VACATING PREMISES:

- A. Upon termination of this Agreement, Tenant shall: (i) give Housing Provider all copies of all keys and any opening devices to Premises, including any common areas; (ii) vacate and surrender Premises to Housing Provider, empty of all persons; and personal property belonging to Tenant (iii) vacate any/all parking and/or storage space; (iv) clean and deliver Premises, as specified in paragraph 25C below, to Housing Provider in the same condition as referenced in paragraph 10; (v) remove all debris; (vi) give written notice to Housing Provider of Tenant's forwarding address; and (vii) Tenant to provide an 30-days prior notification to the landlord before vacating the house after the lease has ended

B. All alterations/improvements made by or caused to be made by Tenant, with or without Housing Provider's consent, become the property of Housing Provider upon termination. Housing Provider may charge Tenant for restoration of the Premises to the condition it was in prior to any alterations/improvements.

- C. **Right to Pre-Move-Out Inspection and Repairs:** (i) After giving or receiving notice of termination of a tenancy (C.A.R. Form NTT), or before the expiration of this Agreement, Tenant has the right to request that an inspection of the Premises take place prior to termination (C.A.R. Form NRI). If Tenant requests such an inspection, Tenant shall be given an opportunity to remedy identified deficiencies prior to termination, consistent with the terms of this Agreement. (ii) Any repairs or alterations made to the Premises as a result of this inspection (collectively, "Repairs") shall be made at Tenant's expense. Repairs may be performed by Tenant or through others, who have adequate insurance and licenses and are approved by Housing Provider. The work shall comply with applicable law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. (iii) Tenant shall: (a) obtain receipts for Repairs performed by others; (b) prepare a written statement indicating the Repairs performed by Tenant and the date of such Repairs; and (c) provide copies of receipts and statements to Housing Provider prior to termination. **Paragraph 25C** does not apply when the tenancy is terminated pursuant to California Code of Civil Procedure § 1161(2), (3), or (4).

- 26. BREACH OF CONTRACT; EARLY TERMINATION:** In addition to any obligations established by **paragraph 25**, in the event of termination by Tenant prior to completion of the original term of the Agreement or any extension, Tenant shall also be responsible for lost Rent, rental commissions, advertising expenses and painting costs necessary to ready Premises for re-rental. Housing Provider may withhold any such amounts from Tenant's security deposit.

- 27. TEMPORARY RELOCATION:** Subject to local law, Tenant agrees, upon demand of Housing Provider, to temporarily vacate Premises for a reasonable period, to allow for fumigation (or other methods) to control wood destroying pests or organisms, or other repairs to Premises. Tenant agrees to comply with all instructions and requirements necessary to prepare Premises to accommodate pest control, fumigation or other work, including bagging or storage of food and medicine, and removal of perishables and valuables. Tenant shall only be entitled to a credit of Rent equal to the per diem Rent for the period of time Tenant is required to vacate Premises.

- 28. DAMAGE TO PREMISES:** If, by no fault of Tenant, Premises are totally or partially damaged or destroyed by fire, earthquake, accident or other casualty that render Premises totally or partially uninhabitable, either Housing Provider or Tenant may terminate this Agreement by giving the other written notice. Rent shall be abated as of the date Premises become totally or partially uninhabitable. The abated amount shall be the current monthly Rent prorated on a 30-day period. If the Agreement is not terminated, Housing Provider shall promptly repair the damage, and Rent shall be reduced based on the extent to which the damage interferes with Tenant's reasonable use of Premises. If damage occurs as a result of an act of Tenant or Tenant's guests, only Housing Provider shall have the right of termination, and no reduction in Rent shall be made.

29. INSURANCE:

- A. Tenant's, guest's, invitees or licensee's personal property and vehicles are not insured by Housing Provider, manager or, if applicable, HOA, against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. **Tenant is advised to carry Tenant's own insurance (renter's insurance) to protect Tenant from any such loss or damage.**

- B. Tenant shall comply with any requirement imposed on Tenant by Housing Provider's insurer to avoid: (i) an increase in Housing Provider's insurance premium (or Tenant shall pay for the increase in premium); or (ii) loss of insurance.
- C. Tenant shall obtain liability insurance, in an amount not less than \$ _____ for injury or damage to, or upon, the Premises during the term of this agreement or any extension. The liability policy shall name Housing Provider, and Property Manager, if applicable: (i) as an additional interest, requiring insurer to notify such person if the policy is changed, cancelled or not renewed; and (ii) as an additional insured, if available from the insurer. Tenant shall provide Housing Provider a copy of the insurance policy before commencement of this Agreement, and a rider prior to renewal. Housing Provider and Tenant are advised to seek counsel from a qualified California attorney or insurance broker regarding the availability of insurance, prior to entering into this Agreement.

- 30. WATERBEDS/PORTABLE WASHERS:** Tenant shall not use or have waterbeds on the Premises unless: (i) Tenant obtains a valid waterbed insurance policy; (ii) Tenant increases the security deposit in an amount equal to one-half of one month's Rent, and (iii) the bed conforms to the floor load capacity of Premises. Tenant shall not use on the Premises Portable Dishwasher Portable Washing Machine.

- 31. WAIVER:** The waiver of any breach shall not be construed as a continuing waiver of the same or any subsequent breach.

- 32. NOTICE:** Notices may be served at the following address, or at any other location subsequently designated.
Tenant: Nuha Sayegh & Fahed Sayegh
5132 Rosemead Blvd San Gabriel CA 91776



33. **TENANT ESTOPPEL CERTIFICATE:** Tenant shall execute and return a tenant estoppel certificate delivered to Tenant by Housing Provider or Housing Provider's agent within 3 days after its receipt (C.A.R. Form TEC). Failure to comply with this requirement shall be deemed Tenant's acknowledgment that the tenant estoppel certificate is true and correct, and may be relied upon by a lender or purchaser.

34. REPRESENTATION

A. **TENANT REPRESENTATION; OBLIGATIONS REGARDING OCCUPANTS; CREDIT:** Tenant warrants that all statements in Tenant's rental application are accurate. Housing Provider requires all occupants 18 years of age or older and all emancipated minors to complete a lease rental application. Tenant acknowledges this requirement and agrees to notify Housing Provider when any occupant of the Premises reaches the age of 18 or becomes an emancipated minor. Tenant authorizes Housing Provider and Broker(s) to obtain Tenant's credit during the tenancy in connection with a modification of this Agreement. Before occupancy begins, Housing Provider may cancel this Agreement upon disapproval of the credit report(s) or upon discovering that information in Tenant's application is false. During the tenancy, Housing Provider may reject any such modification upon disapproval of the credit report(s) obtained in connection with the modification. A negative credit report reflecting on Tenant's record may be submitted to a credit reporting agency if Tenant fails to fulfill the terms of payment and other obligations under this Agreement.

B. **HOUSING PROVIDER REPRESENTATIONS:** Housing Provider warrants that, unless otherwise specified in writing, Housing Provider is unaware of (i) any recorded Notices of Default affecting the Premise; (ii) any delinquent amounts due under any loan secured by the Premises; and (iii) any bankruptcy proceeding affecting the Premises.

35. MEDIATION:

A. Consistent with paragraphs 35B and 35C below, Housing Provider and Tenant agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to court action. Mediation fees, if any, shall be divided equally among the parties involved. If, for any dispute or claim to which this paragraph applies, any party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action.

B. The following matters are excluded from mediation: (i) an unlawful detainer action; (ii) the filing or enforcement of a mechanic's lien; and (iii) any matter within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver of the mediation provision.

C. Housing Provider and Tenant agree to mediate disputes or claims involving Owner's Agent/Broker, Tenant's Agent/Broker, or property manager ("Broker"), provided Broker shall have agreed to such mediation prior to, or within a reasonable time after, the dispute or claim is presented to such Broker. Any election by Broker to participate in mediation shall not result in Broker being deemed a party to this Agreement.

D. **ATTORNEY FEES:** In any action or proceeding arising out of this Agreement, the prevailing party between Housing Provider and Tenant shall be entitled to reasonable attorney fees and costs collectively not to exceed \$1,000 (or \$ _____), except as provided in paragraph 35A.

36. C.A.R. FORM: C.A.R. Form means the specific form referenced or another comparable form agreed to by the parties.

37. DISCLOSURES:

A. **MOLD AND DAMPNESS:** Exposure to mold may have potential health risks. Tenant acknowledges receipt of the attached booklet titled, "Information on Dampness and Mold for Renters in California" before signing this Residential Lease or Month-to-Month Rental Agreement.

B. **BED BUGS:** Housing Provider has no knowledge of any infestation in the Premises by bed bugs. See attached Bed Bug Disclosure (C.A.R. Form BBD) for further information. Tenant shall report suspected bed bug infestation to Housing Provider or, if applicable, property manager and cooperate with any inspection for and treatment of bed bugs. Housing Provider will notify tenants of any units infested by bed bugs.

C. **MEGAN'S LAW DATABASE DISCLOSURE:** Notice: Pursuant to § 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. 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. (Neither Housing Provider nor Brokers, if any, are required to check this website. If Tenant wants further information, Tenant should obtain information directly from this website.)

D. **RESIDENTIAL ENVIRONMENTAL HAZARDS BOOKLET:** Tenant acknowledges receipt of the residential environmental hazards booklet.

E. **FLOOD HAZARD DISCLOSURE:** Flooding has the potential to cause significant damage to personal property owned by Tenant. See attached Tenant Flood Hazard Disclosure (C.A.R. Form TFHD) for additional information.

F. **OTHER MATERIAL FACTS:** Tenant understands that there's no garage to the property.

G. **ADDITIONAL DISCLOSURES:** RPO shall make additional disclosures regarding the following matters, if applicable, on the Rental Property Owner Disclosure (C.A.R. Form RPOD): Lead-based Paint; Methamphetamine Contamination; Periodic Pest Control Contracts; Water Submeters; Mold; Asbestos; Homeowners Associations/Condominiums/Planned Developments; Military Ordnance Locations; Death on the Premises.

H. **SERVICEMEMBERS CIVIL RELIEF ACT:** Notwithstanding anything to the contrary in paragraphs 2, 4, 26 or elsewhere in this Agreement, the Servicemembers Civil Relief Act applies to this Agreement and any effort to terminate it, as specified in §§ 3951 and 3955 of the Act.

I. **TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES:** Time is of the essence. All understandings between the parties are incorporated in this Agreement. Its terms are intended by the parties as a final, complete and exclusive expression of their agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect. Neither this Agreement nor any provision in it may be extended, amended, modified, altered or changed except in writing. This Agreement is subject to California Housing Provider-tenant law and shall incorporate all changes required by amendment or successors to such law. This Agreement and any supplement, addendum or modification, including any copy, may be signed in two or more counterparts, all of which shall constitute one and the same writing.

Tenant's Initials / NS

Housing Providers Initials / FS

Housing Providers Initials / DL

Housing Providers Initials /



A. AGENCY:

Housing Provider's Brokerage Firm _____
 Is the broker of (check one): the Tenant and Housing Provider; or both the Tenant and Housing Provider (Dual Agent).

Housing Provider's Agent _____
 Is (check one): the Housing Provider's Agent. (salesperson or broker associate); or both the Tenant's and Housing Provider's Agent (Dual Agent).

Tenant's Brokerage Firm _____
 Is the broker of (check one): the Tenant; or both the Tenant and Housing Provider (Dual Agent).

Tenant's Agent _____
 Is (check one): the Tenant's Agent. (salesperson or broker associate); or both the Tenant's and Housing Provider's Agent (Dual Agent).

DISCLOSURE: (If checked): The term of this Agreement exceeds one year. A disclosure regarding real estate agency relationships (C.A.R. Form AD) has been provided to Housing Provider and Tenant, who each acknowledge its receipt.

C. TERMINATION OF AGENCY RELATIONSHIP:

- (1) Housing Provider and Tenant acknowledges and agrees that unless Broker is the property manager, or as specified in (2) below, once Housing Provider and Tenant enter into this Agreement, (i) Broker will not represent Owner in any manner regarding the management of the Premises; and (ii) Any representation duties that Broker may owe to, and any agency relationship that Broker may have with, either Housing Provider or Tenant, is terminated.
- (2) Notwithstanding paragraph 41C(1), Broker duties and responsibilities to either Housing Provider or Tenant will terminate upon the last to occur of the following (choose all that apply): Tenant occupancy, Delivering to Tenant keys or other means of entering the Premises, Tenant walkthrough, Completion of Move In Inspection (C.A.R. Form MII).

42. BROKER COMPENSATION:**A. EXISTING WRITTEN AGREEMENTS:** Upon execution of this Agreement:

- (1) **TENANT COMPENSATION TO TENANT'S BROKER:** If applicable, Tenant agrees to pay compensation as specified in a separate written agreement between Tenant and Broker (C.A.R. Form TRBC or LCA).
- (2) **OWNER COMPENSATION TO OWNER OR TENANT'S BROKER:** If applicable, Owner agrees to pay compensation as specified in a separate written agreement between Owner and Broker(s) (C.A.R. Form LL or LCA).
- (3) **□ OWNER AGREEMENT TO PAY TENANT'S BROKER:** In consideration for Tenant entering into this Lease/Rental agreement, Owner agrees to pay Tenant's Broker as follows:

- (1) **Fixed term lease:** (i) percent of the total rent payments due under the term specified in paragraph 2B; or
 (ii) \$; or (iii)
 (2) **For month-to-month rental:** (i) percent of ; or (ii) \$ or (iii)
 (3) **Payments is conditioned on Tenant taking possession of the Premises or being prevented from doing so by Housing Provider,**
 (4) **Payments made by Owner shall be credited against any obligation of Tenant to pay Tenant's Broker pursuant to a separate written agreement;** and

(5) **Third-party beneficiary:** Owner acknowledges and agrees that Tenant's Broker is a third-party beneficiary of this agreement and may pursue Owner for failure to pay the amount specified in paragraph 42B.

C. PAYMENT OF COMPENSATION OUT OF TENANT MOVE-IN FUNDS: RPO authorizes Tenant to deduct any amount for Tenant's Broker and Housing Provider's Broker compensation out of Tenant's move-in funds still due under paragraph 5 and make payment directly to Tenant's Broker and Housing Provider's Broker. Any amount paid pursuant to this paragraph shall be credited against the amounts specified in paragraph 5. RPO shall be responsible for any compensation due Brokers under paragraphs 42A(2) and 42B that are not covered by this paragraph. Tenant is instructed to make payment as follows:

Payment made to:	Amount	Due Date
Tenant's Broker		
Housing Provider's Broker		
Housing Provider		

Property Manager (see paragraph 49)

43. NOTICE OF RIGHT TO RECEIVE FOREIGN LANGUAGE TRANSLATION OF LEASE/RENTAL AGREEMENTS: California Civil Code requires a Housing Provider or property manager to provide a tenant with a foreign language translation copy of a lease or rental agreement if the agreement was negotiated primarily in Spanish, Chinese, Korean, Tagalog or Vietnamese. If applicable, every term of the lease/rental needs to be translated except for, among others, names, dollar amounts and dates written as numerals, and words with no generally accepted non-English translation.

44. RECEIPT: If specified in paragraph 5, Housing Provider or Broker, acknowledges receipt of move-in funds.

45. CITY, COUNTY OR OTHER LOCAL REQUIREMENTS: Housing Provider and Tenant are advised that city, county or other local requirements, including those imposed by a regulatory body such a rent stabilization or similar board, may apply, and to attach to this Residential Lease or Month-to-Month Rental Agreement or separately provide, as provided by law, any documentation required by such a local authority.

46. OTHER TERMS AND CONDITIONS: If checked, the following ATTACHED documents are incorporated in this Agreement:

- Keysafe/Lockbox Addendum (C.A.R. Form KLA); Lead-Based Paint and Lead-Based Paint Hazards Disclosure (C.A.R. Form LPD); Lease/Rental Mold and Ventilation Addendum (C.A.R. Form LRM); Parking and Storage Disclosure (C.A.R. Form PSD); Bed Bug Disclosure (C.A.R. Form BBD); Tenant Flood Hazard Disclosure (C.A.R. Form TFHD); Rent Cap and Just Cause Addendum (C.A.R. Form RCJC); Offer of Tenant Positive Rental Payment Reporting (C.A.R. Form TRPR);

Other Documents/Addenda: _____

Other Terms: _____



47. **LEGALLY AUTHORIZED SIGNER:** Wherever the signature or initials of the Legally Authorized Signer identified in paragraphs 50 or 51 appear on this Agreement or any related documents, it shall be deemed to be in a representative capacity for the entity described and not in an individual capacity, unless otherwise indicated. The Legally Authorized Signer (i) represents that the entity for which that person is acting already exists and is in good standing to do business in California, and (ii) shall Deliver to the other Party, upon request, evidence of authority to act in that capacity (such as but not limited to: applicable portion of the trust or Certification Of Trust (Probate Code § 18100.5), letters testamentary, court order, power of attorney, corporate resolution, or formation documents of the business entity).

48. **INTERPRETER/TRANSLATOR:** The terms of this Agreement have been interpreted for Tenant into the following language: Housing Provider and Tenant acknowledge receipt of the attached interpreter/translator agreement (C.A.R. Form ITA).

49. The Premises is being managed by Owner, (or, if checked): Tenant's Brokerage Firm in Real Estate Brokers section
 Housing Provider's Brokerage Firm in Real Estate Brokerage section Tenant's Brokerage Firm in Real Estate Brokers section
 Property Management firm immediately below
Real Estate Broker (Property Manager) _____
(Agent) _____
Address _____

Housing Provider and Tenant acknowledge and agree Brokers: (a) do not guarantee the condition of the Premises; (b) cannot verify representations made by others; (c) cannot provide legal or tax advice; (d) will not provide other advice or information that exceeds the knowledge, education or experience required to obtain a real estate license. Furthermore, if Brokers are not also acting as Housing Provider in this Agreement, Brokers: (e) do not decide what rental rate a Tenant should pay or Housing Provider should accept; and (f) do not decide upon the length or other terms of this Agreement. Housing Provider and Tenant agree that they will seek legal, tax, insurance and other desired assistance from appropriate professionals.

50. Tenant agrees to rent the Premises on the above terms and conditions.

A. **ENTITY TENANT:** (Note: If this paragraph is completed, a Representative Capacity Signature Disclosure (C.A.R. Form RCSD) is not required for the Legally Authorized Signers designated below.)

- (1) **Non-Individual (entity) Tenant:** One or more Tenants is a trust, corporation, LLC, probate estate, partnership, holding a power of attorney or other entity.
- (2) **Full entity name:** The following is the full name of the entity (if a trust, enter the complete trust name; if under probate, enter full name of the estate, including case #): _____

(3) **Contractual Identity of Tenant:** For purposes of this Agreement, when the name described below is used it shall be deemed to be the full entity name.

- (A) If a trust: The trustee(s) of the trust or a simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust);
- (B) If Property is sold under the jurisdiction of a probate court: The name of the executor or administrator, or a simplified probate name (John Doe, executor, or Estate (or Conservatorship) of John Doe).

(4) **Legally Authorized Signer:**

- (A) This Agreement is being Signed by a Legally Authorized Signer in a representative capacity and not in an individual capacity. See **Paragraph 47** for additional terms.
- (B) The name(s) of the Legally Authorized Signer(s) is/are: _____, _____.

B. TENANT SIGNATURE(S):

(Signature) By, Nuha Sayegh Date: 03/22/2025
Printed name of Tenant: Nuha Sayegh

Printed Name of Legally Authorized Signer: _____
Address _____ City _____ Title, if applicable, _____
Telephone Authentications Text _____ E-mail _____ State _____ Zip _____

(Signature) By, Fahed Sayegh Date: 03/25/2025
Printed name of Tenant: Fahed Sayegh

Printed Name of Legally Authorized Signer: _____
Address _____ City _____ Title, if applicable, _____
Telephone _____ Text _____ E-mail _____ State _____ Zip _____

IF MORE THAN TWO SIGNERS, USE Additional Signature Addendum (C.A.R. Form ASA).

GUARANTEE: In consideration of the execution of this Agreement by and between Housing Provider and Tenant and for valuable consideration, receipt of which is hereby acknowledged, the undersigned ("Guarantor") does hereby: (i) guarantee unconditionally to Housing Provider and Housing Provider's agents, successors and assigns, the prompt payment of Rent or other sums that become due pursuant to this Agreement, including any and all court costs and attorney fees included in enforcing the Agreement; (ii) consent to any changes, modifications or alterations of any term in this Agreement agreed to by Housing Provider and Tenant; and (iii) waive any right to require Housing Provider and/or Housing Provider's agents to proceed against Tenant for any default occurring under this Agreement before seeking to enforce this Guarantee.

Guarantor (Print Name) _____

Guarantor _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Text _____ E-mail _____

RLMM REVISED 12/24 (PAGE 8 OF 9) Tenant's Initials AS / _____

RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (RLMM PAGE 8 OF 9)



Premises: 5132 Rosemead blvd, San Gabriel, CA 91776

Date: 03/22/2025

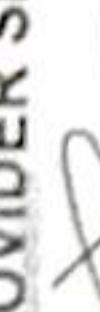
51. Housing Provider (owner or agent for owner) agrees to rent the Premises on the above terms and conditions.
- A. ENTITY HOUSING PROVIDER: (Note: If this paragraph is completed, a Representative Capacity Signature Disclosure (C.A.R. Form RCSD) is not required for the Legally Authorized Signers designated below.)
- (1) Non-individual (entity) Housing Provider: One or more Housing Providers is a trust, corporation, LLC, probate estate, partnership, holding a power of attorney or other entity.
 - (2) Full entity name: The following is the full name of the entity (if a trust, enter the complete trust name; if under probate, enter full name of the estate, including case #): _____

- (3) **Contractual Identity of Housing Provider:** For purposes of this Agreement, when the name described below is used it shall be deemed to be the full entity name.
- (A) If a trust: The trustee(s) of the trust or a simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust);
 - (B) If Property is sold under the jurisdiction of a probate court: The name of the executor or administrator, or a simplified probate name (John Doe, executor, or Estate (or Conservatorship) of John Doe).

(4) **Legally Authorized Signer:**

- (A) This Agreement is being Signed by a Legally Authorized Signer in a representative capacity and not in an individual capacity. See paragraph 47 for additional terms.
- (B) The name(s) of the Legally Authorized Signer(s) is/are: _____, _____.

B. **HOUSING PROVIDER SIGNATURE(S):**

(Signature) By, 

Printed name of Housing Provider: DCBX Enterprise Inc

Printed Name of Legally Authorized Signer:

Address _____ City _____ Title, if applicable, _____
Telephone _____ Text _____ E-mail _____ State _____ Zip _____

(Signature) By, 

Printed name of Housing Provider:

Printed Name of Legally Authorized Signer:

Address _____ City _____ Title, if applicable, _____
Telephone _____ Text _____ E-mail _____ State _____ Zip _____

IF MORE THAN TWO SIGNERS, USE Additional Signature Addendum (C.A.R. Form ASA).

REAL ESTATE BROKERS:

- A. Real estate brokers who are not also Housing Provider under this Agreement are not parties to the Agreement between Housing Provider and Tenant.

B. Agency relationships are confirmed in **paragraph 41**.

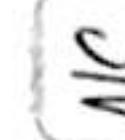
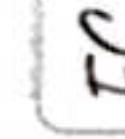
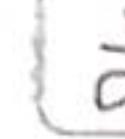
- C. **BROKER COMPENSATION:** Housing Provider's Broker and Tenant's Broker agrees to accept the compensation, as specified in paragraph 42 or in a separate written agreement.

Real Estate Broker (Tenant's Firm) _____

By (Agent) _____ DRE Lic. # _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Text _____ E-mail _____

Real Estate Broker (Housing Provider's Firm) _____

By (Agent) _____ DRE Lic. # _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Text _____ E-mail _____

Tenant's Initials  /  Housing Providers Initials  / _____

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RLMM REVISED 12/24 (PAGE 9 OF 9)

RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (RLMM PAGE 9 OF 9)
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lonewolf.com 5132 Rosemead





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RENT CAP AND JUST CAUSE ADDENDUM

(Note: State or local laws may limit the availability of certain exemptions.
Check with a qualified California real estate attorney before proceeding.)

The following terms and conditions are hereby incorporated and made part of the Residential Lease or Month-to-Month Rental Agreement dated _____ on property known as 5132 Rosemead Blvd, San Gabriel, CA 91776 is referred to as "Tenant" in which Nuha Sayegh, Fahed Sayegh is referred to as "Housing Provider".
and DCBX Enterprise Inc (C.A.R. Form RCJC, Revised 6/23)

I. RENT CAP AND JUST CAUSE ADDENDUM TERMS

With certain exemptions, Housing Provider may be subject to the rent cap and just cause eviction provisions of the Civil Code. Housing Provider informs Tenant of the following:

California law limits the amount your rent can be increased. See § 1947.12 of the Civil Code for more information. California law also provides that after all Tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the Tenants has continuously occupied the property for 24 months or more, a Housing Provider must provide a statement of cause in any notice to terminate a tenancy. See § 1946.2 of the Civil Code for more information.

II. EXEMPTIONS TO BOTH RENT CAP REQUIREMENTS AND JUST CAUSE EVICTIONS*

1. Housing that has been issued a certificate of occupancy within the previous 15 years.
2. A property containing two separate dwelling units (excluding ADUs and junior ADUs) within a single structure in which one of the units was Owner occupied at the commencement and throughout the tenancy.
3. Single Family Residential property (including a condominium and units in planned developments) that is alienable separate from the title to any other dwelling unit if the notice below is checked and delivered to the Tenant.

Notice of Exemption: This property is not subject to the rent limits imposed by § 1947.12 of the Civil Code and is not subject to the just cause requirements of § 1946.2 of the Civil Code. This property meets the requirements of §§ 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 § 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

III. ADDITIONAL EXEMPTIONS ONLY APPLICABLE TO JUST CAUSE EVICTIONS*

1. Housing accommodations in which the Tenant shares bathroom or kitchen facilities with the Owner who maintains their principal residence at the residential real property.
2. Single-family Owner-occupied residences, including a residence in which the Owner-occupant rents or leases no more than two units or bedrooms, including, but not limited to, an accessory dwelling unit.

IV. RENT CAP REQUIREMENTS

1. Subject to certain provisions of Civil Code § 1947.12 subdivision (b), an Owner of real property shall not increase the rental rate for that property more than 5 percent plus the percentage change in the cost of living, or 10 percent, whichever is lower, of the lowest rental amount charged for that property at any time during the 12 months prior to the effective date of the increase.
2. If the same Tenant remains in occupancy over any 12-month period, the gross rental rate shall not be increased in more than two increments over that 12-month period.
3. For a new tenancy in which no Tenant from the prior tenancy remains, the Owner may establish the initial rate not subject to paragraph 1 of this section. Paragraph 1 of this section is only applicable to subsequent increases after the initial rental rate has been established.

V. JUST CAUSE REASONS FOR TERMINATION OF TENANCY

1. "At-Fault" Reasons:
 - A. Default in payment of rent.
 - B. Breach of a material term of the lease, as described in Code of Civil Procedure § 1161, paragraph (3), including but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.



- C. Maintaining, committing, or permitting the maintenance of a nuisance as described in Code of Civil Procedure § 1161, paragraph (4).
- D. Committing waste as described in Code of Civil Procedure § 1161, paragraph (4).
- E. The Tenant had a written lease that terminated on or after January 1, 2020, and after a written request or demand from the Owner, the Tenant refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that those terms do not violate § 1946.1 or any other provision of law.
- F. Criminal activity by the Tenant on the residential real property, including any common areas, or any criminal threat, as defined in Penal Code § 422, subdivision (a), directed to any Owner or agent of the Owner of the premises.
- G. Assigning or subletting the premises in violation of the Tenant's lease.
- H. The Tenant's refusal to allow the Owner to enter the residential real property pursuant to a request consistent with Civil Code §§ 1101.5 and 1954, and Health and Safety Code §§ 13113.7 and 17926.1.
- I. Using the premises for an unlawful purpose as described in Code of Civil Procedure § 1161, paragraph (4).
- J. When the Tenant fails to deliver possession of the residential real property after providing the Owner written notice of Tenant's intention to terminate the hiring of real property or makes a written offer to surrender that is accepted in writing by the Housing Provider, but fails to deliver possession at the time specified in that written notice.

2. "No-fault" Reasons:

- A. Intent to occupy the residential real property by the Owner or their spouse, domestic partner, children, grandchildren, parents or grandparents (Owner/family move-in). Tenant and Owner hereby agree that the Owner shall have the right to terminate the lease if the Owner, or their spouse, domestic partner, children, grandchildren, parents or grandparents, unilaterally decide to occupy the residential property. Owner may terminate the lease at the end of a fixed term or any time during a month to month tenancy by giving the appropriate notice.
- B. Withdrawal of the Premises from the rental market. Owner may terminate the lease at the end of a fixed term or any time during a month to month tenancy by giving the appropriate notice.
- C. Unsafe habitation, as determined by a government agency that has issued an order to vacate, or to comply, or other order that necessitates vacating the residential property.
- D. Intent to demolish or substantially remodel the residential real property. "Substantially remodel" means the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit that cannot be accomplished in a safe manner with the Tenant in place, and that requires Tenant to vacate the residential real property for at least 30 days. Cosmetic improvements alone do not qualify.

3. Just Cause Notices:

- A. Curable "At-Fault" Reasons: Before the Owner can terminate the tenancy for an At-Fault Just Cause violation that is curable, the Owner must first provide notice to cure giving the Tenant an opportunity to cure the violation pursuant to Code of Civil Procedure § 1161, paragraph (3).
- B. Tenant Payments Pursuant to "No-Fault" Eviction: (1) If Owner issues a termination of tenancy under a No-Fault Just Cause, Owner notifies Tenant of the right to direct payment relocation assistance equal to one month of the Tenant's rent in effect at the time of the termination and shall be provided within 15 calendar days of service of the notice. (2) In lieu of direct payment, Owner may waive the payment of rent for the final month of tenancy prior to the rent becoming due. The notice shall state the amount of rent waived and that no rent is due for the final month of tenancy.

*NOTE: Other exemptions under the Civil Code may apply. Additionally, this property may be subject to local rent cap and just cause eviction controls, which may impose additional restrictions. Housing Provider is strongly advised to seek counsel from a qualified California real estate attorney, who is familiar with the law where the property is located, prior to serving any notice.

The undersigned acknowledge a copy of this document and agree that the terms specified in Sections I, II(3), if checked, and V(3) are made a part of the lease or rental agreement specified above.

Tenant (Signature)	<i>Nuha Sayegh</i>	Date 03/22/2025
Housing Provider (Signature)	<i>Fahed Sayegh</i>	Date 03/25/2025
Tenant (Signature)	<i>Nuha Sayegh</i>	Date 03/22/2025
Housing Provider (Signature)	<i>Fahed Sayegh</i>	Date 03/22/2025

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NOTICE OF CHANGE OF TERMS OF TENANCY

(CIVIL CODE SECTION 827)

(When increasing the rent by more than 10%, it is necessary to notify your tenant 60 days in advance. Otherwise, 30 day notice is sufficient)

TO: NUHA SAYEGH , FAHED SAYEGH

And all tenants, subtenants and all others in possession

NOTICE IS HEREBY GIVEN that, pursuant to the agreement by which you hold possession of the premises known as:

5132 ROSEMEAD BLVD, SAN GABRIEL, CA 91776

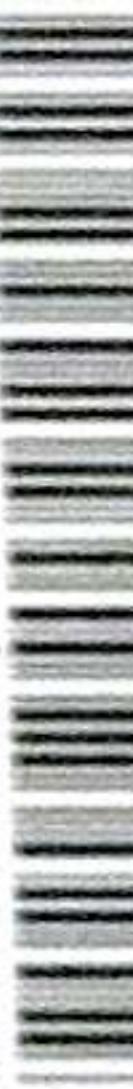
You are hereby notified, in accordance with Civil Code Section 827, that 30 days after service upon of this notice, your tenancy of the above-designated premises will be changed as follows: Paragraph 36 of your rental agreement dated 03/22/2025, shall now state: "In the event an action is brought by any party to enforce any term of this agreement or to recover possession of the premises, the prevailing party shall recover from the other party, reasonable attorney fees, not to exceed \$500.00," effective 02/11/2026.

Dated: 01/12/2026

Person Authorized to Give Notice

Contact: DI CHEN

Phone: 626 537 9770



THREE-DAY NOTICE TO PAY RENT OR QUIT

For Rent Due on or after April 1, 2022

DI CHEN TRUSTEE(S) OF THE DI CHEN & BING XU FAMILY TRUST	
Plaintiff(s)	
Vs	
NUHA SAYEGH , FAHED SAYEGH	Defendant(s)/Tenant(s)
Does 1 to 10	

TO: NUHA SAYEGH , FAHED SAYEGH

AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PROPERTY LOCATED AT:

5132 ROSEMEAD BLVD, SAN GABRIEL, CA 91776

A 3 Bedroom Dwelling with a fair market rental value of \$ 3,070.00 As determined by CA HUD Metro

You currently owe the total sum of \$32,670.00, (THIRTY-TWO THOUSAND SIX HUNDRED SEVENTY AND 00/100)

Due on the **1st** of each month and calculated as follows:

\$ 2,970.00	Which came due the <u>1st</u>	For the rental period From <u>09/01/2025</u>	Thru <u>09/30/2025</u>
\$ 9,900.00	Which came due the <u>1st</u>	For the rental period From <u>10/01/2025</u>	Thru <u>10/31/2025</u>
\$ 9,900.00	Which came due the <u>1st</u>	For the rental period From <u>11/01/2025</u>	Thru <u>11/30/2025</u>
\$ 9,900.00	Which came due the <u>1st</u>	For the rental period From <u>12/01/2025</u>	Thru <u>12/31/2025</u>
\$ 0	Which came due the <u>1st</u>	For the rental period From _____	Thru _____
\$ 0	Which came due the <u>1st</u>	For the rental period From _____	Thru _____
\$ 0	Which came due the <u>1st</u>	For the rental period From _____	Thru _____
\$ 0	Which came due the <u>1st</u>	For the rental period From _____	Thru _____
\$ 0	Which came due the <u>1st</u>	For the rental period From _____	Thru _____
\$ 0	Which came due the <u>1st</u>	For the rental period From _____	Thru _____
\$ 0	Which came due the <u>1st</u>	For the rental period From _____	Thru _____
\$ 0	Which came due the <u>1st</u>	For the rental period From _____	Thru _____

STARTING Monday, 1/5/2026 WITHIN THREE (3) DAYS, not including Saturdays, Sundays, or other judicial

holidays ENDING Wednesday, 1/7/2026, you are required to:

1. Pay the total sum of (\$32,670.00). (THIRTY-TWO THOUSAND SIX HUNDRED SEVENTY AND 00/100)
which is the rent due for the months indicated above.

OR

2. QUIT AND DELIVER THE POSSESSION OF THE PREMISES.

If you fail to perform or otherwise comply, Landlord declares the forfeiture of your Rental/Lease Agreement and will institute legal proceedings to obtain possession. Such proceedings could result in a judgment against you, which may include attorneys' fees and court costs as allowed by law, and an additional punitive award of six hundred dollars (\$600) in accordance with California law. If you fail to fulfill the terms of your credit obligations, a negative credit report may be submitted to a credit reporting agency. This Three-day Notice to Pay Rent or Quit supersedes all previous Three-day Notices to Pay Rent or Quit, if any.

This notice does not demand payments that come due prior to April 1, 2022, however, any amounts you may owe from prior to April 1, 2022, are not waived and landlord reserves the right to pursue those amounts in a separate action.

PERSON AUTHORIZED TO GIVE NOTICE

Dated: 12/31/2025	Person to Pay: DI CHEN
Pay Here: 218 SEVILLA CT, ALHAMBRA, CA 91801	
Payment Days and Hours: MONDAY - SUNDAY/9:00 AM - 5:00 PM	
Phone No: 626 537 9770	