



Information on Dampness and Mold for Renters in California

Main points:

- Living in damp or moldy buildings increases the chances of respiratory problems like asthma.
- The critical warning signs are visible mold, water damage, damp materials, or mold smell.
- Dampness is needed for mold to grow, so if you control the dampness, you control the mold.
- Dampness or mold indoors may make housing substandard, per the California Health & Safety Code.



Beginning January 1, 2022, residential landlords shall provide this booklet to prospective residential tenants prior to entering the rental or lease agreement, in accordance with the 2001 Toxic Mold Protection Act (HSC #26148). This booklet, which explains the potential health risks and health impacts that may result from exposure to mold, was produced by the California Department of Public Health (CDPH) in 2020, in both English and Spanish versions.

Health Problems from Damp or Moldy Buildings

Living or working in damp or moldy buildings increases the risk of many harmful health problems, including:

- asthma attacks in people who already have asthma
- a new asthma diagnosis
- respiratory infections, such as bronchitis
- breathing symptoms, such as hay fever, sneezing, stuffy nose, sore throat, wheezing, breathing difficulty, or cough
- eczema or skin rash

Mold can affect people differently. How much a person is affected depends on how sensitive they are and on how much they are exposed. Damp or moldy buildings are linked to health problems in people even if they do not have allergies.

Signs of Dampness or Mold

Signs of dampness or mold that may cause health problems include:

- **visible mold** (regardless of color), such as on walls or ceilings, behind furniture or appliances, under carpets, or even hidden in areas not seen in the occupied areas of homes
- **mold odor**, noticed as an earthy, musty, or moldy smell
- **visible water damage**, such as water-stains or discoloration on walls or ceilings, peeling or bubbled paint, warped floors, or rotting wood
- **damp or moist materials**, including condensation on windows or walls

Any one of these signs indicates increased risks to health, and the more that any of them are present, the greater the risk of health problems. Tests that identify the types of mold or the amounts of mold in buildings are not useful in telling us about the health risks. This is why CDPH does not recommend testing for mold, such as measuring mold spores in the air.



Causes of Building Dampness that Can Allow Mold to Grow

The dampness that is necessary for indoor mold to grow can come from either inside or outside a building.

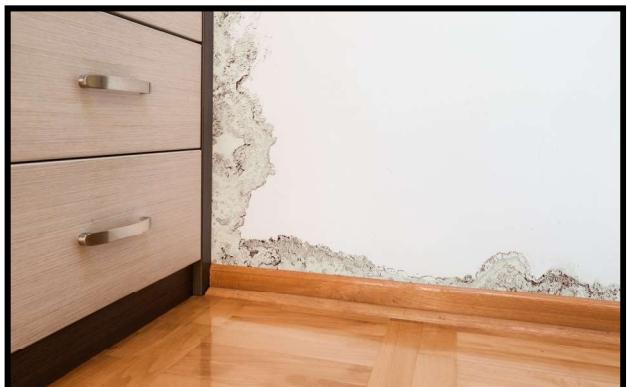
Indoor sources include:

- leaking or burst water pipes, for instance under sinks inside walls
- not enough venting to the outside by open windows or exhaust fans in places where water is used or moisture is produced (for example, bathrooms, laundry areas, kitchens, and water heaters)
- condensation (water droplets) on cold surfaces, including windows



Outdoor sources include:

- water coming in through leaky roofs or poorly-sealed windows, or from flooding
- damp, exposed dirt in crawl spaces
- outdoor surfaces that slope and drain water toward a building, including from a downspout



Fixing Dampness and Mold Problems

The California Health & Safety Code (HSC §17920.3) says that when dampness or visible mold (or certain other conditions) in a home is a hazard to the health of occupants, the home is *substandard* and the property owner must fix the conditions. The Code excludes mold that is “minor and found on surfaces that accumulate moisture as part of their properly functioning and intended use.”

CDPH recommends fixing dampness and mold problems as follows:

- identifying and correcting the source of any water that may allow mold to grow
- rapid drying or removal of damp materials
- cleaning or removing mold and moldy materials as rapidly and safely as possible

Note: if a moldy area is simply bleached, cleaned, or painted over—without fixing the source of the dampness—the mold is likely to grow again.



Renters in California

The California Health & Safety Code requires property owners to provide a rental unit that is safe and healthy for the people living in it. Prospective renters should look for obvious conditions that show dampness or mold, and also less obvious signs like water leaks under the kitchen and bathroom sinks or moldy odor in a sealed-up home. Also look for conditions likely to cause future problems, like a bathroom that has no working vent fan or no window that opens, or a clothes dryer without an outside vent.

For renters who suspect there is dampness or mold:

1. Tell the property owner or manager. Early detection and correction of the dampness and mold problems can reduce the risks to your health and prevent the problem from getting worse.
2. If your property owner will not respond to your concerns in a reasonable amount of time, contact your local (city or county) code enforcement agency and ask for a code enforcement officer to inspect for violations. Many dampness or mold problems in rental homes are the responsibility of the property owner and must be addressed by them. However, a code enforcement officer may determine that dampness or mold in a building results from a tenant's actions or inactions – for instance, not using available bathroom ventilation during showers.
3. If the local inspector determines there is a violation, they can require the property owner to correct the problem.

Additional Resources

For general information on dampness and mold and a list of local code enforcement agencies, with a focus on dampness and mold, see www.cdph.ca.gov/iaq/mold. To see an animated video series, Mold in the Home, visit www.cdph.ca.gov/mold.

Property owners must provide a rental unit that is safe and healthy for the people living in it.

Tenants must notify property owners of any dampness or mold problems.

For more information, visit CDPH website (www.cdph.ca.gov/Pages/contact_us.aspx)



Information On Dampness and Mold for Renters in California

I acknowledge to have received and reviewed the above information regarding dampness and mold.

Tenant:	<u>Harsha</u>	Date:	<u>10/04/2023</u>
Tenant:	<u>Priya</u>	Date:	<u>10/04/2023</u>
Tenant:	<u>U. Anurag</u>	Date:	<u>10/04/2023</u>
Tenant:	<u>G. Anurag</u>	Date:	<u>10/04/2023</u>
Tenant:	<u>S.</u>	Date:	<u>10/04/2023</u>

RESIDENTIAL LEASE/RENTAL AGREEMENT

DATED **10/04/2023**

A. VARIABLE LEASE TERMS:

RESIDENCE DESCRIPTION : Part of a multi-family residential complex known as EL DORADO APARTMENTS, LLC												
UNIT NUMBER:	D40	UNIT ADDRESS:	3060 Madison Ave Apt D-40 Fullerton, CA, 92831									
COUNTY:	Orange	CITY:	Fullerton California ZIP: 92831									
TERM:												
COMMENCEMENT DATE:	10/04/2023	<input checked="" type="checkbox"/> <i>(If checked)</i> Resident has been granted an EARLY TERMINATION OPTION . To exercise this option, Resident must pay an Early Termination Option Fee of \$5,380.00 and give notice of Resident's election to exercise the option at least 30 days before the Early Termination Date. The Early Termination Date must be between 11/08/2023 and 08/31/2024 . Landlord may require Resident to sign additional documentation if Resident elects to exercise Resident's early termination option.										
TERMINATION DATE:	08/31/2024	<input checked="" type="checkbox"/> <i>(If checked)</i> After the Termination Date, this Agreement will continue on a month-to-month basis until terminated as specified elsewhere in this Agreement.										
RESIDENT(S):												
NAME: Harshavardhan Jemedar		NAME: Anurag Ganji	NAME: Vijay Nagallapati									
NAME: Priya keshri		NAME: Keshav Lingala	NAME:									
LIST OF ALL OCCUPANTS (Do not list any Residents from above):												
NAME:	NAME:											
NAME:	NAME:											
GUARANTOR(S) : Raghavender Mylagary												
LANDLORD NAME: EL DORADO APARTMENTS, LLC												
PROPERTY MANAGER: EL DORADO APARTMENTS, LLC, 1120 N. Placentia Ave., Fullerton, CA 92831 714-528-3836												
MONTHLY RENT:												
Base Rent: \$2,690.00	<input checked="" type="checkbox"/> <i>(If checked)</i> LICENSE FOR CARPORT/PARKING SPACE NO.: #292 & #293	<input type="checkbox"/> <i>(If checked)</i> Monthly Pet Rent: \$50.00	Total Monthly Rent \$2,690.00 ("Rent")									
LATE CHARGE (Applied if payments have not been received within 5 days of their due date): \$50.00		SECURITY DEPOSITS: \$600.00 Apartment Deposit: \$600.00 Pet Deposit: \$0.00 Key Deposit: \$0.00 Remote Deposit: \$0.00										
PAYMENT INSTRUCTIONS:												
PETS: <input checked="" type="checkbox"/> are not authorized. <input type="checkbox"/> <i>(If checked)</i> The following pets are authorized:		<input checked="" type="checkbox"/> <i>(If checked)</i> Landlord may, but is not required, to accept payments electronically or by credit card, either directly or through a third party payment service system. Residents interested in these payment methods should request information about Landlord's current electronic and credit card payment acceptance policy from the management office. See the Payment Detail section below.										
MISCELLANEOUS INFORMATION:												
PETS: <input checked="" type="checkbox"/> are not authorized. <input type="checkbox"/> <i>(If checked)</i> The following pets are authorized:		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Pet Name</th> <th style="width: 33%;">Type</th> <th style="width: 33%;">Description</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> </tr> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> </tr> </tbody> </table>		Pet Name	Type	Description						
Pet Name	Type	Description										
ACCESS CONTROL DEVICES:												
2 Keys to mail facilities. 5 Key(s) to the Residence. N/A Garage/gate openers. 5 Ped. 1 Pool (\$50) Key(s)/openers to common area(s).		<input checked="" type="checkbox"/> <i>(If checked)</i> ATTORNEY'S FEE CAP: \$1,500.00	LANDSCAPE WATERING by: <input checked="" type="checkbox"/> Landlord <input type="checkbox"/> Resident									
			LANDSCAPE MAINTENANCE by: <input checked="" type="checkbox"/> Landlord <input type="checkbox"/> Resident									

Kimball, Tirey & St. John California Residential Lease/Rental Agreement

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This lease may not be duplicated in any way without the express written consent of Kimball, Tirey & St. John LLP.

Licensed for use on properties owned or managed by S & S Property Management, Inc.

Landlord Initials: LG Resident Initials: ZH PK GA LK N



AUTOMOBILES may not be washed on the Property. OIL CHANGING AND AUTOMOBILE REPAIRS are not allowed on the Property. BAR-B-QUE GRILLS are not allowed.	You are required to obtain and maintain RENTER'S INSURANCE with minimum liability of \$100,000 per occurrence.	MARIJUANA: <input type="checkbox"/> <i>(If checked)</i> Unless otherwise specified below, you may not smoke, use, possess, plant, cultivate, harvest, transport, dry or process, marijuana or cannabis products in the Residence or Property. <input checked="" type="checkbox"/> <i>(If checked)</i> You may possess processed marijuana and cannabis products (ready for immediate consumption), but only as allowed by law.	DESIGNATED SMOKE-FREE AREAS: <input checked="" type="checkbox"/> The Residence <input checked="" type="checkbox"/> All Common Areas <input checked="" type="checkbox"/> The Residence balcony/patio
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DISCLOSURES AND PROPERTY INFORMATION:

(If checked) **LEAD DISCLOSURES APPLY:** If indicated, the Residence was built before 1978 when lead based paint was still in use. The Lead Based Paint Disclosure section of this Agreement will apply, and a copy of the pamphlet *Protect Your Family From Lead In Your Home* has been provided to Resident.

Landlord knowledge of lead-based paint and/or lead-based paint hazards in the Residence or Property:

(If checked) Landlord has no knowledge of any lead-based paint and/or lead-based paint hazards in the Residence or Property.

(If checked) Landlord is aware of the following lead-based paint and/or lead-based paint hazards in the Residence or Property:

Reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Residence or Property:

(If checked) Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Residence or Property.

(If checked) Available reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Residence or Property are as follows: Copies of the reports or records identified are available for Resident's review by appointment at 1120 N. Placentia Ave., C01, Fullerton, CA 92831.

(If checked) **ASBESTOS DISCLOSURES APPLY:** If indicated, the Residence was built before 1981 when asbestos was still used in construction, and the Asbestos section of this Agreement will apply.

Landlord knowledge of asbestos hazards in the Residence or Property:

(If checked) Landlord has no knowledge of any asbestos hazards in the Residence or Property, but because of the age of the Property, Resident should review the asbestos section of this Agreement.

(If checked) Landlord is aware of the following asbestos hazards in the Residence or Property: acoustical spray, drywall mud, drywall & mud composition, and stucco.

Reports or records pertaining to asbestos hazards in the Residence or Property:

(If checked) Landlord is not aware of any reports or records pertaining to asbestos hazards in the Residence or Property.

(If checked) Available reports or records pertaining to asbestos hazards in the Residence or Property are as follows: Copies of the reports or records identified are available for Resident's review by appointment at 1120 N. Placentia Ave., C01, Fullerton, CA 92831.

Resident may obtain information about hazards, including flood hazards, that may affect the Property from the Office of Emergency Services at <http://myhazards.caloes.ca.gov/>. Landlord's owner's insurance does not cover the loss of Resident's personal possessions and it is recommended that Resident consider purchasing renter's insurance and flood insurance to insure Resident's possessions from loss due to fire, flood, or other risk of loss.

RENT CONTROL AND JUST CAUSE:

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

Landlord may terminate Resident's tenancy after expiration of any term if Landlord, or Landlord's spouse, domestic partner, children, grandchildren, parents, or grandparents, unilaterally decides to occupy the Premises.

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

CALIFORNIA TRASH AND RECYCLING: California has set ambitious goals with respect to reducing greenhouse gas emissions and waste disposed through landfills. To that end, the state has adopted both solid and organic waste recycling requirements that impact rental housing providers with a certain number of units and/or amount of waste. The Residence and Property participate in a solid and organic waste collection program. Resident is required to cooperate with the terms set forth below, including the proper disposal of organic waste, trash, and recyclable material (collectively, "Waste") as indicated below.

Sorting of Waste:

(If checked) Landlord has attached a flyer/informational brochure as an attachment to this Agreement, which shall be incorporated herein as though fully set forth. This flyer/informational brochure sets forth the Waste sorting requirements from either the local government authority or the local Waste management company.

(If checked) Any Waste generated by Resident shall be sorted in the following manner:

Location of Waste Containers:

Landlord has provided containers for the proper disposal of your Waste. These containers can be found at the following location(s): East side of the D building north of carport space 74.

Pursuant to California law, Landlord will provide annual notice of these requirements, and any updates, to you.

You agree to comply with any recycling program set forth by Landlord, including (but not limited to) any city, county, or California state recycling or Waste programs.

Landlord Initials: LG

Resident Initials: ZH PK

GA

LK

N



PEST CONTROL: (If checked) Pesticides are periodically applied to the Residence units near the Residence common areas. They are applied by a registered structural pest control company Landlord or Landlord's agents.

The pesticides are meant to control the following pest(s): Ants, Roaches, and general pests. The approximate date, time and frequency of the pesticide treatment is weekly. The approximate date, time and frequency of the pesticide application is subject to change.

State law requires that you be given the following information. CAUTION--PESTICIDES ARE TOXIC CHEMICALS.

Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits.

The California Department of Pesticide Regulation and the United States Environmental Protection Agency allow the unlicensed use of certain pesticides based on existing scientific evidence that there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, immediately contact

- your physician or the California Poison Control System (1-800-222-1222), and
- if the pesticide was applied by a pest control company, also contact the pest control company.

For further information, contact any of the following:

- (if pesticide is applied by a pest control company) the pest control company, telephone number: contact Leasing Office for contact information.
- for Health Questions--the County Health Department, telephone number: 855-866-5400
- for Application Information--the County Agricultural Commissioner, telephone number: 714-955-0100
- for Regulatory Information:
- the Structural Pest Control Board, 2005 Evergreen St # 1500, Sacramento, CA 95815 (916) 561-8708
- the Department of Pesticide Regulation (916)324-4100

UTILITIES:

Utility/ Service	Utility's Customer of Record	Charged to Resident?	Calculation Method for Charges to Resident	Common Areas (If Any)
Gas	<input checked="" type="checkbox"/> Landlord <input type="checkbox"/> Resident	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Direct billing from utility <input type="checkbox"/> Submetering <input checked="" type="checkbox"/> None – Landlord expense	Are separately metered and are not charged to Resident
Electricity	<input type="checkbox"/> Landlord <input checked="" type="checkbox"/> Resident	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Direct billing from utility <input type="checkbox"/> Submetering <input type="checkbox"/> None – Landlord expense	Are separately metered and are not charged to Resident
Water	<input checked="" type="checkbox"/> Landlord <input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Direct billing from utility <input type="checkbox"/> Submetering <input type="checkbox"/> See separate Submetered Water Addendum <input type="checkbox"/> None – Landlord expense <input checked="" type="checkbox"/> Formula <input type="checkbox"/> Square footage <input checked="" type="checkbox"/> Authorized occupant method <input type="checkbox"/> Factored occupancy method <input type="checkbox"/> Dividing the bill equally among all occupied units in the Property	<input type="checkbox"/> Are separately metered and are not charged to Resident <input checked="" type="checkbox"/> Are not separately metered <input type="checkbox"/> Charges to be divided among residents includes common area water charges <input checked="" type="checkbox"/> A deduction of 20% for estimated common area charges is made before calculating Resident's bill
Sewer	<input checked="" type="checkbox"/> Landlord <input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Direct billing from utility <input type="checkbox"/> Submetering <input type="checkbox"/> See separate Submetered Water Addendum <input type="checkbox"/> None – Landlord expense <input checked="" type="checkbox"/> Formula <input type="checkbox"/> Square footage <input checked="" type="checkbox"/> Authorized occupant method <input type="checkbox"/> Factored occupancy method <input type="checkbox"/> Dividing the bill equally among all occupied units in the Property	<input type="checkbox"/> Are billed separately to the property owner and are not charged to Resident <input checked="" type="checkbox"/> Are not billed separately <input type="checkbox"/> Charges to be divided among residents includes common area sewer costs <input checked="" type="checkbox"/> A deduction of 20% for estimated common area charges is made before calculating Resident's bill
Trash/ Recycling	<input checked="" type="checkbox"/> Landlord <input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Direct billing from waste disposal company <input type="checkbox"/> Submetering <input type="checkbox"/> None – Landlord expense <input checked="" type="checkbox"/> Formula <input type="checkbox"/> Square footage <input type="checkbox"/> Authorized occupant method <input type="checkbox"/> Factored occupancy method <input checked="" type="checkbox"/> Dividing the bill equally among all occupied units in the Property	<input type="checkbox"/> Are billed separately to the property owner and are not charged to Resident <input checked="" type="checkbox"/> Are not separately billed <input type="checkbox"/> Charges to be divided among residents includes the cost to dispose of trash and recycling generated in the common areas <input checked="" type="checkbox"/> A deduction of 10% for estimated common area charges is made before calculating Resident's bill

Landlord Initials: LG

Resident Initials: JH PK GIA LK N



Cable	<input type="checkbox"/> Landlord <input checked="" type="checkbox"/> Resident	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Direct billing from utility <input type="checkbox"/> Flat fee of \$0.00 per month <input type="checkbox"/> Fees as specified on the attached schedule of fees, subject to change with 30 days' advance notice <input type="checkbox"/> Formula -Dividing the bill equally among all occupied units in the Property <input type="checkbox"/> None – Landlord expense	
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Water Charges. To calculate Resident's share for water, all water related charges assessed to Landlord may be used to calculate the amount charged to Resident. These may include (but are not limited to) water related charges contained on tax bills, bills from other entities, and all charges contained on the local water provider's bills to Landlord.

(*If checked*) **Central Boiler:** "Water" charges include charges for gas or electricity used to heat hot water in addition to the cost of the water.

Sewer Charges. To calculate Resident's share for sewer, all sewer related charges assessed to Landlord may be used to calculate the amount charged to Resident. These may include (but are not limited to) sewer related charges contained on tax bills, and all charges contained on the local sewer provider's bills to Landlord.

Trash/Recycling Charges. To calculate Resident's share for trash/recycling charges, all trash and recycling related charges assessed to Landlord may be used to calculate the amount charged to each Resident. These may include (but are not limited to), trash/recycling related charges contained on tax bills, and all charges contained on bills received from the local trash/recycling providers. Trash/recycling charges may also include the cost to clean trash and recycling chutes, bins, containers, and trash areas, collect trash/recycling bins from enclosures, compact and sort the trash and recycling, and return the bins to the trash/recycling enclosures.

Submetered Utilities: Billings based on submeter readings (if any) will itemize the beginning and ending meter readings, the rate charged to Resident, and all categories of information that appear within the utility's standard billing format to the Landlord. Billing amounts based on submeter readings will be determined by:

- Dividing the total fixed charges equally among the total number of submetered consumers which do not receive a separate master bill, plus adding Resident's share (determined from the submeter readings) of the variable charges at the same rate charged in the master bill.
- Dividing the total master bill according to submeter readings.

If the Premises are submetered, Resident agrees to allow Landlord, or a billing service provider Landlord designates, access to the Premises to install, repair, remove and read submeters.

(*If checked*) **Formula Billing Used:** Utilities billed to the Property are allocated between all Property residents as indicated above. Resident's percentage is calculated based on:

(*If checked*) **Square footage:** The approximate square footage of Resident's unit as compared to the total square footage of all occupied units within the Property. Resident's share is 0.00 % if all units are occupied.

(*If checked*) **Authorized occupant method:** The number of authorized occupants residing in Resident's unit as compared to all authorized occupants in all units in the Property as of the first day of the month. Resident represents that all occupants that will reside in Resident's unit are identified in this Agreement. Resident agrees to immediately notify Landlord at any change in the number of occupants.

(*If checked*) **Factored occupancy method:** Resident's share is calculated using a formula that compares the "factored occupancy" figure for the number of authorized occupants residing in Resident's unit as compared to the total "factored occupancy" figure for all authorized occupants in all units in the Property as of the first day of the month. Factored occupancy is based on the premises that multiple people in a single unit generally use less utilities than the same number of single people living in separate units. It applies a ratio to the number of occupants as follows:

- 1 person = Factored occupancy of 1
- 2 people = Factored occupancy of 1.6
- 3 people = Factored occupancy of 1.9
- 4 people = Factored occupancy of 2.2
- 5 people = Factored occupancy of 2.5

Landlord Initials: LG

Resident Initials: JH PK GA LK N

Resident represents that all occupants that will reside in Resident's unit are identified in this Agreement. Resident agrees to immediately notify Landlord at any change in the number of Occupants.

(If checked) Dividing the bill equally among all occupied units in the Property: Resident's share is 90% of the bill if all units are occupied.

Landlord and Resident agree that it is impractical or extremely difficult to determine the exact amount of the utilities consumed by Resident (and/or in the common areas), but that the methods used to determine Resident's share described above are reasonably accurate estimates. However, if during the tenancy Landlord believes that Resident's utility consumption is disproportionate to the charge to Resident as specified above, Landlord reserves the right to modify the method used to charge Resident, in Landlord's reasonable discretion.

(If checked) Utility Billing Service: Landlord currently uses the services of YES Energy Management ("Utility Billing Company") to bill for Water, Sewer, Sewer Base, and Trash. Landlord reserves the right to change utility billing service providers at any time. If Landlord changes the utility billing service during Resident's tenancy, Resident will be notified. The Utility Billing Company is not the utility provider.

(If checked) Landlord Billing. Landlord bills utilities to Resident. The payment instructions on page 1 apply to utility billings as well as to any other payments due from Resident to Landlord, except as modified below.

Utility Billing Statements. Resident will receive monthly billing statements. Residents will generally receive bills on approximately the 15th day of the month (i.e. utilities consumed in January will be billing on approximately March). Billing statements are payable within 15 days of the statement date. The due date for Rent and utility charges may not coincide. Resident's failure to pay the utility charges by their due date will be considered a material breach of the Agreement, grounds for termination of the tenancy, and if allowed by law, we may discontinue providing the utilities to you. Utility billings will be prorated as necessary.

(If checked) Resident's Meter Includes Utilities Consumed in Common Areas. Resident's gas electric water meter or submeter measures utilities consumed in both the Residence and in the following common area: N/A. Resident will be responsible for these utilities.

Each bill will include a monthly service fee of \$3.75 to compensate Landlord and/or the Utility Billing Company to pay and communicate with utility providers, read the meters and/or submeters, calculate and allocate utility fees, provide billing services, and otherwise address utility issues.

Utility Late Fees. Resident must make payment in full to Landlord or the Utility Billing Company of the utility charges before the due date listed on each bill. Landlord and Resident agree that the actual cost to Landlord and/or the Utility Billing Company when Resident fails to pay the utility bill on time is difficult or impossible to ascertain, but the parties agree that Landlord and/or the Utility Billing Company will incur certain costs, such as additional bookkeeping and administrative charges, additional charges, costs in printing and mailing late notices, and lost opportunity costs of the payment. Accordingly, Landlord and Resident agree that if the utility payment is not paid by the due date, then Resident will incur a utility late fee of \$0.00.

Resident Questions and Concerns Regarding Utility Billings. Resident concerns and questions regarding utility billings may be addressed to YES Energy Management, customer service phone: 833-523-6961 email: yescs@yesenergymgmt.com.

AGREEMENT ADDENDA AND OTHER WRITTEN MATERIALS PROVIDED TO RESIDENT:

<input checked="" type="checkbox"/> Inventory/Move-In Move Out form	<input type="checkbox"/> Pesticide Notice	<input checked="" type="checkbox"/> Protect Your Family from Lead pamphlet
<input type="checkbox"/> Guarantee	<input checked="" type="checkbox"/> Asbestos records and reports	<input checked="" type="checkbox"/> Lead records and reports
<input type="checkbox"/> Emergency procedures and information. (If the Residence is in a Property two or more stories, and contains 3 or more Residences, where the front door opens into an interior hallway or an interior lobby area)		<input checked="" type="checkbox"/> Proposition 65 Notification
<input type="checkbox"/> Submetered Water Addendum	<input checked="" type="checkbox"/> Information on Dampness and Mold for Renters in California	<input type="checkbox"/> Flyer/Informational Brochure setting forth California Trash and Recycling Program Requirements

Created on **10/04/2023** by Leasing Agent:

B. DEFINITIONS: Each capitalized term in this Agreement has the definition specified below unless otherwise defined in this Agreement.

AGREEMENT: This Residential Lease/Rental Agreement.

LANDLORD'S RELATED PARTIES: The Property Manager and the respective officers, directors, members, managers, partners, shareholders, employees, affiliates, agents and representatives of both Landlord and Property Manager.

RESIDENT'S RELATED PARTIES: Other Co-Residents, Occupants, members of your household, your family, guests, agents and others under your control.

RESIDENCE: The Residence is identified in the Variable Lease Term section, and includes all appliances, furniture and fixtures that we provide to you ("Personal Property.") The appliances and furniture are described in the Inventory/Move-In Move-Out form.

PROPERTY: If the Residence is a unit in a multi-family complex, the Residence and the complex are collectively referred to as "the Property." If the residence is a single family residence, "the Property" refers to the Residence alone.

C. PRIMARY AGREEMENT TERMS:

1. PARTIES. This Agreement is entered into between Landlord and Resident(s). Landlord may be identified in this Agreement as "we" or "us." Resident(s) may collectively be referred to in this Agreement as "you."

2. AGREEMENT. You rent the Residence from us.

3. TERM. The Agreement term will begin on the Commencement Date and continue until the Termination Date. Note that this Agreement contains provisions that could alter the Term.

Landlord Initials: LG

Resident Initials: JH PK GA LK N



- If the Variable Lease Term section is not checked to indicate an automatic continuance of the Agreement on a month-to-month basis after the Termination Date, you must vacate the Residence by the Termination Date (unless you and Landlord agree in writing to extend the term, or as otherwise provided by law).
- **If the Variable Lease Term section is checked to indicate an automatic continuance of the Agreement on a month-to-month basis after the Termination Date, the Agreement will continue after the Termination Date until either party terminates the Agreement by giving the other party at least thirty (30) days' written notice, or as otherwise specified by law.**

If the Variable Lease Term section is checked to indicate an automatic continuance of the Agreement on a month-to-month basis after the Termination Date, and if you would like to vacate on the Termination Date, you must give at least thirty (30) days' advance written notice of intent to terminate on the Termination Date.

D. PAYMENTS:

4. **RENT.** You must pay us the Rent amount specified in the Variable Lease Term section. Certain additional amounts due to us are also specified in this Agreement. We reserve our right under Civil Code §1479 to apply any payments we receive to any amounts due (whether Rent, Late Charges or any other amount) in any manner we choose, and any contrary instructions or conditions you may attempt to impose will be of no force or effect. Unless otherwise specified in this Agreement, all amounts are payable in advance, on the first day of each calendar month, without demand, setoff or deduction. The daily value of the Residence will be calculated based on a 30-day month.

5. **PAYMENT DETAIL.** Payment instructions (including forms of payment accepted, to whom payments are to be made, and the address where payments are to be made), are specified in the Variable Lease Term section. Any payments made by mail or placed in a drop box are made at your risk and must be received by us by the due date. You will incur a \$25.00 charge for the first dishonored check and \$35.00 for any subsequent dishonored check. After receiving any dishonored payment (whether under this Agreement or any other), we reserve the right to require all further payments made by you or on your behalf to be made by money order, certified check or cashier's check. If a third party tenders a payment on your behalf, we reserve the right to require an acknowledgment from the third party as specified in Civil Code §1947.3(a)(3).

We may, but are not required, to accept payments electronically or by credit card, either directly or through a third party payment service system. If you are interested in these payment methods, request information about our current electronic and credit card payment acceptance policy from the management office. We reserve the right at any time to change our electronic and credit card payment policies and/or procedures, the third party payment service system and/or to cease accepting electronic or credit card payments. It is your responsibility before any payment is due to verify whether we are currently accepting payments electronically or by credit card, the proper procedure, and to arrange with us or any third party payment service system to pay electronically or by credit card. A third party payment service system may charge a fee for this service to you and will have specific requirements and procedures you must follow. If any electronic or credit card payment to us or the third party payment service system, or if any payment tendered on your behalf by a third party, is reversed, not honored, or results in a "charge back," you will be responsible for Late Charges and any additional cost to us or the payment service system, and we will retain all rights and remedies, including the right to terminate your tenancy.

If you provide a check as payment, you authorize us either to use information from the check to make a one-time electronic fund transfer from the account or to process the payment as a check transaction. When we use information from the check to make an electronic fund transfer, funds may be withdrawn from the account as soon as the same day we receive the payment, and you will not receive the check back from your financial institution.

Use of drop boxes is at your risk. You can reduce the risk of theft of your payment by using electronic payment methods (if we accept electronic payments), or by mailing or personally delivering payments as directed. All checks and money orders must be made payable as specified on the first page of this Agreement. Do not leave the name of the payee blank on checks or money orders; you will not receive a payment credit if the check or money order is stolen and cashed by another party.

6. **SECURITY DEPOSIT.** We will hold the Security Deposit in compliance with California Civil Code §1950.5. We will fully refund it to you if you comply with all of your rental obligations. Unless required by law, we will not hold the Security Deposit in trust, deposit it in a segregated account, invest it in an interest-bearing account, nor pay you any interest on the Security Deposit. If you do not comply with all of your rental obligations, we may use the security deposit to:

- Compensate us for your payment default; or breach of any other obligation under this Agreement, including the cost of recovering possession of the Residence, rental commissions, advertising expenses and other costs incurred because of your breach of the Agreement and the Rent and other amounts due through the end of the Agreement term, (including Rent due up through the date you vacate the Residence, Rent due through the date of judgment, and Rent due after the date of judgment through the end of the original Agreement term) and any other amount necessary to compensate us for your breach of the Agreement, minus amounts we reasonably could have avoided;
- Clean the Residence at the termination of the tenancy, if not returned to us at the same level of cleanliness as received;
- Remedy future defaults by you in any obligation to restore, replace or return personal property or appurtenances, exclusive of ordinary wear and tear; or
- Repair damages to the Residence and Property, exclusive of ordinary wear and tear, caused by you or your Related Parties. Damage or deterioration of the Residence is not ordinary wear and tear if it could have been prevented by good maintenance practices by you, or if you failed to notify us of a maintenance issue in a timely fashion in writing so that we could prevent the damage or deterioration.

You may not use the Security Deposit in lieu of last month's Rent or other amounts due under this Agreement. If we apply any portion of your Security Deposit to amounts due during the term of this Agreement, you must replenish the full amount applied within three days of our demand.

If we know you intend to vacate the Residence, we will give you written notice of your right to a pre-move out inspection as required by law. This inspection allows you to identify and correct any deficiencies in the Residence to avoid Security Deposit deductions. If you notify us that you want the inspection, we will inspect the Residence (no earlier than two weeks before termination of the tenancy) and provide you with an itemized statement specifying repairs or cleaning to be made at your expense. Except as otherwise specified in this Agreement, you may make these repairs yourself, or clean the Residence yourself, before you move out to avoid these deductions from your Security Deposit. You have the right to be present during the inspection.

Within 21 days after you return possession of the Residence to us, we will refund amounts due to you from the Security Deposit, plus an accounting of how we have used any portion of the Security Deposit that we have retained. If the Security Deposit is insufficient to satisfy the total charges, we will send to you an itemized bill payable on demand. Any Security Deposit refund may be paid by one check jointly payable to all Residents but delivered to only one Resident at the last known address of any Resident. The refund and deductions will be calculated without regard to who paid the Security Deposit or whose conduct resulted in any deductions.

7. **LATE CHARGES AND DEFAULT INTEREST.** You will be obligated to pay to us the Late Charge if you fail to pay any amount due under this

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Agreement within the time specified in the Variable Lease Term section. You agree it would be impractical or extremely difficult to fix the actual damage to us and that the Late Charge is a reasonable estimate of the actual damages that the parties reasonably believe would occur as a result of late payment. In addition to the Late Charge, interest will accrue on any unpaid amount at the legal rate of ten percent (10%) per year beginning on the date on which the delinquent amount was due. Late Charges and interest due are in addition to, and not in lieu of, our other remedies.

8. FAILURE TO MAKE ALL PAYMENTS DUE BEFORE THE COMMENCEMENT DATE. If you fail to make all payments specified in the section entitled "Initial Amounts Due" before the specified date, or if you fail to provide us with proof that required utilities have been transferred into your name, or if you fail to provide proof of renter's insurance (if required under this Agreement):

- We have no obligation to give you possession of the Residence; and
- We may rescind this Agreement and keep any portion of funds that you have paid (if any) necessary to compensate us for your breach of this Agreement.

E. ADDITIONAL AGREEMENT TERMS:

9. APPLIANCES. Use all appliances in the Residence in a safe manner and only as intended. Do not overload dishwashers and use only detergents made for automatic dishwashers. Turn on cold water before starting the garbage disposal, do not overload the disposal, and do not grind bones or other hard objects, rinds, sticky or stringy foods, or put an excessive volume of material in the garbage disposal. To avoid clogs for which you will be responsible, do not put paper towels, diapers, sanitary napkins, food, baby wipes, moist towelettes or wipes (even if advertised as flushable), cotton swabs, non-flushable clumping kitty litter, or other items that are not meant to be flushed in the toilets, and do not pour grease down the drain. You will be responsible for blockages you cause. If the Residence does not have a frost free refrigerator, defrost the refrigerator when there is approximately one inch of frost. Do not use sharp objects to defrost the freezer. If the Residence is equipped with a washer/dryer, clean the lint filter after every load and periodically inspect the dryer vent duct to ensure it has not become detached, blocked, kinked, or crushed.

10. ASSIGNMENT, SUBLetting AND TRANSFER BY RESIDENT. Your interest in the Residence and this Agreement may not be assigned, sublet or otherwise transferred. You may not advertise the Residence on Airbnb, Couchsurfing, Craigslist, or any other advertisement or listing service. Any assignment, subletting or transfer (whether by your voluntary act, operation of law, or otherwise), will be void, and we may elect to treat it as a non-curable breach of this Agreement.

11. ASSIGNMENT BY LANDLORD. During your tenancy, we may transfer or encumber our interest in the Property. You must look solely to our transferee for performance of our obligations relating to the period after the transfer. Your obligations under this Agreement will not otherwise be affected by any transfer. Your rights in the Residence are subject to and subordinate to any existing or future recorded deed of trust, easement, lien or encumbrance. If a lender forecloses on the Property, you agree to recognize the purchaser as the landlord under this Agreement if you are requested to do so.

12. AUTOMOBILE WASH AND REPAIR. Is not permitted on the Property (indicated in the Variable Lease Term section), automobile washing and oil changing may not be done on property.

13. BALCONIES, PATIOS AND WINDOWS. Please do not shake or hang rugs, towels and clothing from windows. Do not put plants or other items on balcony or patio walls. If your balcony or patio is visible from outside your Residence, do not keep anything on it other than patio furniture. We reserve the right to prohibit, restrict and control the items on your balcony or patio.

14. BARBECUE GRILLS. Are not allowed on the Property (indicated in the Variable Lease Term section), barbecue grills may be used only in designated areas, and only in compliance with applicable laws. Cities and counties that have adopted the California Fire Code prohibit charcoal burners and other open-flame cooking devices on combustible balconies or within 10 feet of combustible construction unless (1) the Property is a single family residence or duplex, (2) the buildings, balconies and decks are protected by an automatic sprinkler system, or (3) a liquefied-petroleum LP (which includes propane) gas fueled cooking device having a LP gas container of 1 pound or less is used.

15. BED BUGS AND PESTS.

Information about Bed Bugs

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

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

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

Common signs and symptoms of a possible bed bug infestation:

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

For more information, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.

Please report suspected bed bug infestations to us by contacting the leasing office (if any) or the property manager identified on the first page of this Agreement.

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During the day, bed bugs hide in crevices such as seams in mattresses and box springs, bed frame cracks, behind picture frames, and inside furniture and upholstery.

In the past, bed bug infestations were primarily associated with crowded and dilapidated housing. However, bed bug infestations are becoming more common and can be found even in first class hotel and living accommodations. The increase may be the result of increased human travel, movement of infested luggage and items, and changes in the pesticides available to control this pest. Bed bugs are transferred to new locations on people, their clothing, furniture, bedding, and luggage.

Bed bug treatment is challenging. It requires the full cooperation of the residents in affected units, professional treatments over several weeks, and treatment and/or discarding of furniture, clothing, and personal property. Because of the difficulty of bed bug extermination, and because of the risk that bed bugs could spread into other units, you agree that if bed bugs are found, you will immediately contact us, and will not attempt to personally exterminate bed bugs without professional assistance.

"Pests" include (but are not limited to) ants, bed bugs, cockroaches, fleas, mites, spiders, termites, mice, rats, other vermin and insects. We have inspected the Residence and are unaware of any pests in the Residence. At move-in, you will complete and sign a Move-In/Move-Out Statement documenting the condition of the Residence. If you fail to report defects in the Move-In/Move-Out Statement, it will be presumed that the Residence has been delivered in good condition and free of pests.

You agree to cooperate with our pest control efforts by:

- Keeping the Residence clean and uncluttered;
- Promptly advising us of any pest control needs, or any condition indicating a bed bug infestation in the Residence or Property (such as itchy welts on skin, bed bugs, blood spots (either brown or red) or bed bug excrement spots (brown or black) on bedding, furniture or other items, or a sweet odor). We are not responsible for any condition about which we are not aware and bed bugs require professional pest control treatment;
- Refraining from bringing bed bugs and other pests into the Residence and the Property, and inspecting all luggage, bedding, clothing, and personal property for bed bugs and other pests before move-in, returning home after traveling and/or bringing new items to the Residence. You will allow us to do the same upon request. If we have a concern about possible infestation, we may (but will not be obligated to) either prohibit you from bringing the item into the Residence and Property or require you to have the item professionally treated at your expense before the item is brought into the Residence or Property.
- Refraining from bringing into the Residence discarded furniture (found in or by a dumpster or elsewhere). Furniture may have been discarded because of a bed bug infestation;
- Providing us with access to Residence for our pest control assessments and pest control treatment;
- Cooperating with inspections to facilitate the detection and treatment of pests, including providing requested information that is necessary to facilitate the detection and treatment of pests.
- Following our instructions to prepare the Residence for pest control treatment and/or vacating the Residence when requested for our pest control efforts;
- Upon our request, promptly providing us with copies of all records, documents, sampling data and other materials relating to the condition of the Residence.

16. BICYCLES, SKATEBOARDS, SCOOTERS, ROLLERBLADES AND SKATES. Pedestrians have the right of way on all sidewalks, walkways and other pedestrian areas throughout the Property. Bicycles, skateboards, scooters, roller blades/skates, self-balancing motorized boards, and other wheeled apparatus must be used with care, to avoid Property damage, injury and danger for others. Bicycles should be kept only in your Residence or in designated areas (if any) within the Property. Due to risk of fire and serious injury to persons and property, electric bicycles ("e-bike") and e-bike batteries are prohibited from entering the Residence at any time, including (but not limited to) storage of the e-bike when not in use. You further agree not to use Residence or Property utilities to charge an e-bike or any other similar transportation device, including electric vehicles.

17. COMMON AREA AMENITIES. If the Residence is part of a multi-family residential complex, various services, equipment and facilities ("Common Area Amenities") may be provided for your use at your own risk. Common Area Amenities include all areas and facilities outside of the Residence, within the Property, that are provided and designated by us for the general non-exclusive use of Property residents. Common Area Amenities may include, but are not limited to meeting rooms and clubhouses, laundry facilities, exercise facilities, storerooms, swimming pools, spas, common entrances, lobbies, hallways, staircases, public restrooms, elevators, loading areas, trash/recycling areas, roads, sidewalks, walkways, and landscaped areas. Common Area Amenities are for the exclusive use of you and other Property residents and occupants. Common Area Amenities may not be used by Resident or Resident's Related Parties for business, commercial, fee-generating or fund-raising purposes unless we otherwise agree in advance and in writing (which we may grant or withhold in our sole discretion). Use of Common Area Amenities is subject to the restrictions described in rules or instructions at the Property. You may be required to carry and display identification to enter and/or utilize Common Area Amenities. If we allow guests to utilize Common Area Amenities, you may have no more than two guests (accompanied by you) unless we agree otherwise. We may restrict Common Area Amenity usage for repairs, renovations, safety or other reasons, and if we do so, this will not give you an offset to rental obligations, or be the basis for a complaint against us for rent relief, or any other claim, right, or remedy against us, including constructive eviction, to the maximum extent allowed by law. We may restrict Common Area Amenity usage for private parties. You may not install or use any items (temporary or permanent) in common areas, including (but not limited to) cameras (still or video), drones, tents, tarps, jump houses, swimming pools, or sports equipment, unless we provide authorization. Do not leave any personal property in common areas; we may remove and dispose of any personal property left outside of the Residence. To the extent allowed by law, you agree to assume all risk of harm, and waive all claims against us and our Related Parties resulting from the Common Area Amenities, even if caused by the negligence of us or our Related Parties. To the extent allowed by law, use of the Common Area Amenities is at the sole risk of you and your Related Parties.

18. CONDUCT AND COMPLIANCE WITH AGREEMENT, LAW AND RULES. You are responsible for your own actions, and the actions of your Related Parties. You and your Related Parties:

- May not create a nuisance on the Residence or Property, and may not disturb other Property residents or neighbors with excessive noise (loud televisions, stereos, voices, etc.) or otherwise;
- Must comply with all Landlord rules, regulations and instructions (including posted signs and those specified in this Agreement), and all laws, statutes, ordinances, and requirements of all city, county, state, and federal authorities. We may periodically modify the rules and regulations by delivering a copy of the modifications to you or posting the rules and regulations at the Property;
- Must notify us in writing of any dangerous condition, deterioration or damage to the Residence and Property (including Common Area Amenities) so that we may make necessary repairs;
- Are responsible for personal injury or property damage, including damage to the Residence and Property caused by the action or inaction of you and your Related Parties. You agree to indemnify, defend (with counsel of our choice), and hold us and Landlord's Related Parties (and the HOA if the unit is in a HOA) harmless for any liability, costs (including reasonable attorney fees), or claims resulting from your breach of this Agreement or the negligence, violation of law, or willful misconduct of you or your Related Parties.

Landlord Initials:

LG

Resident Initials:

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You are advised to consider the current and potential exposure to noise that you may experience from activities that occur within and in the vicinity of the Property. No representations are made as to the impact of current or existing noise levels on you or your Residence. Potential sources of noise affecting you may arise from automobile traffic, entry gates, roadways, highways and toll roads, emergency facilities, construction activity, church bells or chimes, aircraft overflights, equestrian, bicycle or pedestrian walkways and other noise sources. If the Residence is a unit in a multi-family complex, be aware that multi-family housing areas often have higher densities, and greater associated inconveniences than single family residences. If you are particularly sensitive to sound, or the activities of others, you may not be comfortable in multi-family housing and you should consider alternatives. Likewise, if your activities are likely to be disturbing to nearby neighbors in a multi-family living environment, multi-family housing may not be the right choice for you and you should consider alternatives before signing this Agreement.

19. CONSTRUCTION. If specified above in the Variable Agreement Term section, construction is ongoing at the Property, and details are in the Variable Agreement Term section. There may be inconveniences associated with construction, and you agree that the Rent and other amounts due under this Agreement are fair and reasonable while construction is ongoing. You agree that any inconvenience caused by ongoing construction will not give you an offset to rental obligations, or be the basis for a complaint against us for rent relief, or any other claim, right, or remedy against us, including constructive eviction. Although an estimated completion date may be specified, we do not guarantee the construction completion date. We will require the construction to be done in a commercially workmanlike and reasonable manner, and the general hours of construction will be specified in the Variable Lease Term section.

20. CONTINUING LIABILITY. If you vacate the Residence, or this Agreement is terminated, this will not relieve you of any obligation to pay or reimburse sums to us or to indemnify or hold harmless or defend us or Landlord's Related Parties from any loss or claim, where the obligation arises during the term of this Agreement or before you vacate the Residence, unless we specifically agree otherwise in writing.

21. CRIME-FREE COMMUNITY. You and your Related Parties:

- May not engage in criminal activity on or near your Residence or the Property;
- May not permit your Residence or the Property to be used to facilitate criminal activity, regardless of whether the individual engaging in such activity is a member of your household, or a guest;
- May not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in Health & Safety Code §11350, et seq., at any locations, whether on or near your Residence, the Property or otherwise;
- "Criminal activity" is any activity in violation of laws, ordinances and requirements of city, county, state and federal authorities, including: prostitution (defined in Penal Code §647(b)); criminal street gang activity, (defined in Penal Code §186.20 et seq.); assault and battery, (prohibited in Penal Code §240); burglary, (prohibited in Penal Code §459); the unlawful use and discharge of firearms, (prohibited in Penal Code §245); sexual offenses, (prohibited in Penal Code §269 and 288), drug-related criminal activity, or any breach of this Agreement that otherwise jeopardizes the health, safety and welfare of us, other residents or occupants of the Property or neighbors or involving imminent or actual serious property damage. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]);

A single violation of any of the provisions above will be a material and non-curable breach of this Agreement and good cause for immediate termination of your tenancy. Unless otherwise provided by law, proof of violation will not require criminal conviction, but will be by a preponderance of the evidence.

22. DAMAGE TO RESIDENCE. If the Residence is significantly damaged or destroyed by fire, earthquake, accident or other casualty that renders the Residence uninhabitable for more than one week, we may terminate this Agreement by giving you written notice of our election to terminate. If the Agreement is not terminated, we will promptly repair the damage, and Rent will be reduced based on the extent to which the damage interferes with your use of Residence (unless we provide alternate housing). If you or your Related Parties cause the damage, there will be no Rent reduction and we will have no obligation to repair the damage.

23. DELAY IN POSSESSION. If we cannot deliver possession of the Residence to you on the Commencement Date for any reason, we will not be liable for the delay, nor will this affect this Agreement's validity, or extend the term of the Agreement. However, you will not be obligated to pay Rent or perform any other obligation under this Agreement (other than pay the amounts due specified in the Variable Lease Term section) until we tender possession of the Residence to you. If we have not tendered possession of the Residence to you within three days of the Commencement Date, you may cancel this Agreement any time before we tender possession of the Residence to you.

24. DISABILITIES - REASONABLE ACCOMMODATION/MODIFICATION. Notwithstanding any other provision under this Agreement, upon prior written permission, we agree (1) to allow you to make reasonable modifications to the Residence and/or Common Area Amenities as required by law for people with disabilities; and (2) to provide reasonable accommodation as required by law to people with disabilities, including but not limited to (a) making changes or exceptions to rules, policies procedures, or services and (b) allowing assistance animals. We reserve the right to seek verification of disability and disability-related need for any requested modification or accommodation.

25. EARLY TERMINATION OPTION. If indicated in the Variable Lease Term section, you have the option of amending this Agreement to terminate your tenancy before the Termination Date specified in the Variable Lease Term section. To exercise your Early Termination Option, you must deliver to us (1) a written notice stating that you have elected to exercise your Early Termination Option and identifying the Early Termination Date, and (2) the Early Termination Option Fee specified in the Variable Lease Term section, and (3) all Rent and additional amounts due through the Early Termination Date. When we acknowledge receiving the written notice and payment, the Termination Date will be deemed amended to the Early Termination Date. The Early Termination Date must be a date within the parameters described in the Variable Lease Term section. The Early Termination Option may be exercised only if you are not in default under this Agreement when you give notice of your exercise of the Early Termination Option. All remaining Agreement terms will remain in full force and effect.

If you provide the notice unaccompanied by the required payments, the Termination Date will not be changed.

If you do not properly exercise the Early Termination Option by following the procedure exactly as specified above, or choose not to exercise the Early Termination Option, but vacate your Residence before the Termination Date, all Agreement terms will remain binding (including the original Termination Date), and we will retain all legal remedies for non-compliance with this Agreement. If we know you have vacated the Residence before the end of the term, we have an obligation to try to rent the Residence to minimize lost Rent for which you will be responsible.

26. ENTRY. We and our Related Parties will have the right to enter the Residence as allowed by law. Law permits entry in case of emergency, to make necessary or agreed repairs, decoration, alterations or improvements, supply necessary or agreed services, to test smoke and carbon monoxide detectors, to exhibit the Residence to prospective or actual purchasers, mortgagees, residents, workmen or contractors, to make an inspection under subdivision (f) of Civil Code §1950.5, for purposes relating to water conservation and submetered water, when you have abandoned or surrendered the Residence and under a court order. Law also allows entry

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Resident Initials: JH

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in additional situations, including (but not limited to) inspecting waterbeds and other water-filled furniture (Civil Code §1940.5(f)); inspecting your personal agricultural areas (Civil Code §1940.10(f); inspecting balconies, decks and other exterior wood-based elevated elements, to inspect for and treat bed bugs (Civil Code §1954.604); and repairing, testing, and maintaining smoke detectors (Health & Safety Code §13113.7(d)(2)(A)) and carbon monoxide detectors (Health & Safety Code §17926.1(b)). Unless you have given us permission to enter, we will give you written notice at least 24 hours before entry unless entry is due to (1) an emergency, (2) surrender or abandonment of the Residence, or (3) we have agreed to a date and time within a one week time period when we will enter to make repairs. We are also not required to give you written notice to show the Residence to prospective or actual purchasers and instead can give you verbal 24 hour notice of entry, if within the previous 120 days from our verbal notice of entry we inform you in writing that the Property is for sale and that you may receive oral notice of our intent to enter. If we give you verbal notice of our intent to enter to show the Residence to purchasers, we will leave written evidence of our entry in the Residence.

27. ESTOPPEL CERTIFICATES. Within five (5) days of our written request, you must execute and deliver to us a written statement certifying that this Agreement is unmodified and in full force and effect (or if modified, describing the modification). Your statement will include any other details we request. Any prospective Property purchaser or encumbrancer may rely upon your written statement. If you fail to deliver a statement within the specified time, it will be conclusively presumed that (1) this Agreement is unmodified and in full force and effect, except as we otherwise indicate, (2) there are no uncured defaults in our performance, and (3) any other details specified by us originally requested of you.

28. FURNITURE MOVING. We may designate times and methods for moving furniture, and other household goods to or from the Residence. We will not be liable for any loss resulting from the unavailability of elevator service to move furniture or other household goods, or otherwise to move into or out of the Residence.

29. GARBAGE. You must dispose of all garbage, waste and recyclable materials in designated containers and/or designated areas and in accordance with applicable law and our instructions. Unless we indicate otherwise, you may not dispose of large items in Property garbage containers and/or areas. All boxes must be broken down and crushed before placing them in the appropriate container. You may not dispose of hazardous waste in Property garbage containers or on the Property. Information about disposal and recycling options for household hazardous waste is available at: <http://www.dtsc.ca.gov/HazardousWaste/UniversalWaste/HHW.cfm>.

30. GUESTS. You may have overnight guests for no more than 7 nights in any month, and no more than two overnight guests at a time unless we provide specific approval. You must obtain our prior written consent to change Residents or add additional Occupants within the Residence.

31. HARASSMENT. Resident and Resident's Related Parties may not abuse, harass (sexually or otherwise) or threaten Landlord or Landlord's Related Parties, and others at the Property. Resident and Resident's Related Parties may not unreasonably interfere with management functions.

32. INSURANCE: LANDLORD AND LANDLORD'S RELATED PARTIES DO NOT INSURE YOUR PERSONAL PROPERTY. If indicated in the Variable Lease Term section, you are required to maintain a renter's insurance policy throughout your tenancy. Even if you are not required to maintain renter's insurance, we strongly recommend that you purchase a renter's insurance policy to protect yourself against personal injury and property damage, including losses from theft, fire, smoke, water damage, and vandalism.

If renter's insurance is required (as specified in the Variable Lease Term section) you must maintain a renter's insurance policy (at your cost) protecting you against claims for bodily injury, personal injury and property damage arising out of your use, occupancy or maintenance of the Residence, including liability to Landlord for damage to Landlord's property for the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage. You may not do anything or allow any action that invalidates the policy. The renter's insurance may be issued by any company of your choice, provided that the carrier is licensed or admitted to transact business in California, and maintains during the policy term a "General Policyholders Rating" of at least a B+, V, in the most current issue of "Best's Insurance Guide." We must be listed as an "additional insured" (if this type of coverage is available from the insurance company) or as an "interested party" (if your insurance company will not name us as an "additional insured") under the insurance policy. Before the Commencement Date, you must deliver to us a certified copy of the insurance policy or certificates of insurance evidencing the existence and amounts of the required insurance. No policy may be canceled or modified except after thirty days prior written notice to us (ten days for nonpayment). At least thirty days before the expiration of the policy, you must furnish us with evidence of renewal. The policy must be on an occurrence basis and have personal liability coverage in an amount specified in the Variable Lease Term section, with a deductible of no more than the amount specified in the Variable Lease Term section. You will be liable for the deductible amount if an insured loss occurs. The policy must contain a waiver of subrogation. The policy may not contain any intra-insured exclusions as between insured persons or organizations. The policy limits will not limit your liability. Any insurance maintained by us and our Related Parties is only for the benefit of us and our Related Parties and you will not be named as an additional insured. You must pay any increase in insurance premiums held by us and our Related Parties for the Property resulting from the actions, omissions, use or occupancy of the Residence by you and your Related Parties. This insurance is meant to protect both you and us, by potentially providing you with a potential recovery source (other than us) if you suffer a loss, and by potentially providing us with a recovery source if you damage the Residence and/or Property. Therefore, your failure to maintain renter's insurance is a material breach of this Agreement.

33. KEYS AND OPENING DEVICES. Because we may need access to the Residence in case of an emergency, you may not change any locks or install additional security devices in the Residence without our consent. If permission is granted, you may not later remove locks or the additional security devices without our consent. You may not duplicate keys or access devices marked "Do Not Duplicate" or "Unlawful to Duplicate".

34. LANDSCAPING. Landscaping will be maintained and watered by the parties as specified in the Variable Lease Term section.

35. LAUNDRY FACILITIES. If laundry facilities are available at the Property, the laundry facilities are for the exclusive use by Property residents. Clothes, laundry baskets, and detergents should not be left unattended in the laundry areas. Remove laundry as soon as the machine shuts off and dispose of lint, empty containers, and softening sheets in a trash can. No dye or flammable solutions are permitted.

36. LIABILITY. We will not be liable for any damage or injury to you or others, or to any property, occurring on the Property, except as otherwise provided by law. See the "Common Area Amenities" paragraph above regarding liability for Common Area Amenities. We and our Related Parties do not insure your personal property. Even if renter's insurance is not required, we strongly recommend that you purchase a renter's insurance policy to protect against personal injury and property damage, including losses from theft, fire, smoke, water damage, and vandalism. To the greatest extent allowed by law, you (on behalf of yourself and the Resident Related Parties) assume all risk of harm or damage to any person or property, and waive all claims against us and the Landlord Related Parties relating to participation in activities, events, services and programs offered or sponsored by us or the Landlord Related Parties.

37. MAINTENANCE, ALTERATIONS, AND RESIDENCE CONDITION. At the beginning of the tenancy, the parties will complete and sign an Inventory/Move In/Move Out form documenting the condition of the Residence and an inventory of appliances, furniture, and furnishings. If you fail to report any defects on the Inventory/Move In/Move Out form, it will be conclusively presumed that the Residence and Personal Property are in good condition. You must

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Resident Initials:

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maintain the Residence in a clean, healthy, safe and sanitary condition. Excessive items may not be stored or accumulate inside the Residence. Don't block windows or doors; they must be able to be fully opened. Maintain clear pathways into and through every room in the Residence. Do not place combustible materials near combustion sources such as the stove, oven, heater and/or water heater. Kitchen appliances and fixtures, bathroom fixtures, and every room in the Residence must be able to be used for their intended purposes. You may not paint, wall paper, add adhesive shelf liner or other adhesive materials, use screws or nails or other materials to penetrate any wall, floor or other surface, or make other alterations to the Residence without our prior written consent. We will supply the Residence with functioning light bulbs before you take possession of the Residence. You must replace nonfunctional light bulbs at your expense. You acknowledge that we have not made any promises to make any changes to the Property except as specified in this Agreement. You must maintain a temperature of at least 55°F in the Residence to prevent the pipes from freezing. We reserve the right to prohibit or restrict items visible from the exterior of the Residence (e.g. in your windows, window sills, doors, and on your balcony or patio) for safety purposes and to ensure a first class appearance.

38. MAINTENANCE REQUEST. Except in cases of emergency, all requests for repairs, and all notices regarding the condition of the Property must be made to us in writing. This will ensure that we receive and properly process your request or notice. Notations on the Inventory/Move In/Move Out form documenting the condition of the Residence do not constitute a request for repairs; you must complete a separate written request for maintenance.

39. MANAGEMENT. The Property Manager identified in the Variable Lease Term section is authorized to manage the Residence on our behalf and is authorized to act on our behalf to receive service of process, notices, and demands. However, the Property Manager is not a party to this Agreement, and should not be named as a party in any action you bring alleging a breach of this Agreement.

40. MILITARY – EARLY TERMINATION. You may terminate this Agreement before the Termination Date specified on page 1 if:

- (i) You become a member of the Armed Forces of the United States after you enter into the Agreement; or
- (ii) You are or become a member of the Armed Forces of the United States and receive:
 - Orders for a permanent change of station; or
 - Orders to deploy for a period of at least 90 days.

You must give us written notice of termination, and the new termination date must be at least 30 days after the first date on which the next Rent payment is due. (For example, if you served the notice on September 15th, your tenancy would terminate on October 31.) You must furnish to us proof to establish you qualify for this limited exception. Proof may consist of any official military orders, or any notification, certification, or verification from the service member's commanding officer regarding the service member's current or future military duty status. Military permission for base housing does not constitute a permanent change-of-station order.

41. MOLD. Mold consists of naturally occurring microscopic organisms. Mold breaks down and feeds on organic matter in the environment. When moldy materials are damaged or disturbed, mold spores and other materials may be released into the air. Exposure can occur through inhalation or direct contact. Most molds are not harmful to most people, but it is believed that certain types and amounts of mold may lead to adverse health effects in some people.

A certain amount of mold exists in every home. Controlling moisture and proper housekeeping are necessary to limit mold growth. We have inspected the Residence and are not aware of any mold problems or existing conditions that may contribute to mold growth in the Residence. You agree to maintain the Residence to prevent mold growth. You agree to:

KEEP THE RESIDENCE CLEAN

- Maintain good housekeeping practices and regularly dust, vacuum and mop to keep the Residence free of dirt and debris that can contribute to mold growth
- Use household cleaners on hard surfaces
- Remove garbage regularly and remove moldy or rotting items promptly from the Residence (whether food, wet clothing, or other materials)

CONTROL MOISTURE IN THE RESIDENCE AND INCREASE AIR CIRCULATION

- Use hood vents when cooking
- Use exhaust fans when bathing/showering until moisture is removed from the bathroom
- Hang shower curtains inside the bathtub when showering or securely close shower doors.
- Leave bathroom and shower doors open after use
- Use air conditioning, heating and fans as necessary to keep air circulating throughout the Residence
- Water all indoor plants outdoors
- Close windows and doors (when appropriate) to prevent rain and other outdoor water from coming inside the Residence
- Open windows when appropriate to increase air circulation
- Wipe up visible moisture
- If there is a washer in the Residence, periodically check the washer hose
- If a dryer is installed in the Residence, ensure that the vent is properly connected and clear of any obstructions and clean the lint screen regularly
- Ensure good air circulation in closets, cupboards and shelves by periodically keeping them open, not stacking items tightly, and/or using products to control moisture

PERIODICALLY INSPECT THE RESIDENCE FOR MOISTURE AND MOLD

The most reliable methods for identifying elevated amounts of mold are (1) smell and (2) routine visual inspections for mold or signs of moisture and water damage. You agree to inspect the property (both visually and by smell) for mold growth inside the Residence at least once per month. The inspection will include but is not limited to:

- Window frames, baseboards, walls and carpets
- The ceiling
- Any damp material made of cellulose (such as wallpaper, books, papers, and newspapers)
- Appliances (including washers/dryers/dishwashers and refrigerators)
- Around all plumbing fixtures (toilets, bathtubs, showers, sinks and below sinks)
- Areas with limited air circulation such as closets, shelves and cupboards
- Personal property

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YOU AGREE TO PROMPTLY REPORT TO US IN WRITING:

- Visible or suspected mold you do not clean as explained below. Mold may range in color from orange to green, brown, and/or black. There is often a musty odor present.
- Overflows or leaks around showers/bath/sink/toilet/washers/refrigerator/air conditioners
- Plumbing problems
- Discoloration of walls, baseboards, doors, window frames, ceilings
- Loose, missing or failing grout or caulk around tubs, showers, sinks, faucets, countertops
- Clothes dryer vent leaks
- Any non-operational windows, doors, fans, heating or air conditioning units
- Any evidence of leaks or excessive moisture in the Residence or on the Property
- Any maintenance needed at the Property

YOU AGREE THAT YOU WILL NOT:

- Bring any personal property into the Residence that may contain high levels of mold, especially "soft possessions" such as couches, chairs, mattresses, and pillows
- Stack items against walls in a manner that decreases air circulation and may lead to mold
- Maintain an excessive number of indoor plants
- Maintain a fish tank or other water filled container without our written consent

If a small amount of mold has grown on a non-porous surface such as ceramic tile, Formica, vinyl flooring, metal, or plastic, and the mold is not due to an ongoing leak or moisture problem, you agree to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then within 24 hours apply a non-staining cleaner such as Lysol Disinfectant®, Pine-Sol Disinfectant®, Tilex Mildew Remover®, or Clorox Cleanup®. Because Tilex Mildew Remover® and Clorox Cleanup® contain bleach (which may discolor some materials), they may not be appropriate cleaners if discoloration could be a problem.

You agree to comply with all instructions and requirements necessary to prepare the Residence and/or Property for investigation and remediation, to control water intrusion, to control mold growth, or to make repairs. Storage, cleaning, removal, or replacement of contaminated or potentially contaminated personal property will be your responsibility unless the elevated mold growth was the result of our negligence, intentional wrongdoing or violation of law. We are not responsible for any condition about which we are not aware. You agree to provide us with copies of all records, documents, sampling data and other material relating to any water leak, excessive moisture, mold conditions in the Residence or Property as soon as you obtain them. Violation of this section will be a material breach of this Agreement.

42. MOVE-OUT OBLIGATIONS. At termination of this Agreement, you must (a) give us all of your keys and other opening devices to the Residence, including any common areas; (b) surrender the Residence to us empty of all personal property and persons; (c) vacate all parking and storage spaces, if any; (d) deliver the Residence to us in the same condition as received, reasonable wear and tear excepted; (e) clean the Residence to the level of cleanliness as received; (f) and give us written notice of your forwarding address. At termination of the tenancy, we reserve the right to remove any improvements that you installed, whether or not we authorized the improvements, at your expense.

43. MULTIPLE RESIDENTS. If there is more than one Resident under this Agreement, each Resident is jointly and severally liable for all rental obligations. Violation of this Agreement by any Resident or Resident's Related Parties is deemed a violation by all Residents. Requests and notices from us to any Resident will constitute notice to all Residents and Occupants. Any notices from, consents by or actions taken by any Resident may be deemed a notice from, consent by, or action of all Residents, at our sole discretion. (Alternatively, in our sole discretion, we may require all Residents to sign notices, provide consent, or act). All demonstrations, inspections and explanations made by us to one of the Residents will be binding on all Residents as if made to each of them. Any Resident or Occupant who has permanently moved out according to another Resident may, at our option and discretion, no longer be entitled to occupancy of or keys to the Residence. However, the termination of that person's right of occupancy will not release that person from any and all obligations under this Agreement or any renewal, unless we agree otherwise in writing.

44. NO RELEASE. You will not be released from this Agreement on the grounds of voluntary or involuntary school withdrawal or transfer, business transfer, layoff or termination, marriage, divorce, marriage reconciliation, loss of co-Residents, or any other reason unless we agree otherwise in writing or unless the Military – Early Termination section above applies. We may grant or withhold consent to a release in our sole discretion.

45. OCCUPANTS. The Residence may be occupied only by the Resident(s) and all other authorized Occupants specified above in the Variable Lease Term section.

46. PARKING/GARAGE/VEHICLES. If parking spaces or garages are assigned, you may park on the Property only in the garage or parking space(s) specified in the Variable Lease Term section. Parking spaces and garages may not be used for operation of a business or as an extension of the living area of the Residence. We reserve the right to temporarily or permanently change your parking space(s) or garage and to assign another to you with 5 days' prior notice to you. We may issue parking stickers or other devices to control parking. If issued, you must use the parking control devices. If specified in the Variable Lease Term section, Garage/Parking Rent is charged for this privilege. Parking spaces (if any) may be used only for parking passenger automobiles or light utility vehicles. If a parking space or garage has been assigned to you, you must park in it to maximize parking for others. If an exclusive-use garage has been designated for your use, you may use your garage secondarily for storage, but only if it doesn't interfere with your ability to park in the garage. Garage doors must be kept closed and locked unless you are entering or exiting the garage. Vehicles not kept in compliance with applicable rules, regulations and law are subject to towing at the vehicle owner's expense. A vehicle may be towed if: (A) has flat tires or other condition rendering it inoperable; (B) is leaking fluids; (C) for non-assigned parking spaces, has not been moved in more than 96 hours; (D) takes up more than one parking space; (E) belongs to a Resident or Occupant who has surrendered or abandoned the Residence; (F) is parked in a marked accessible space without the legally required Disabled Person Plate or Placard insignia; (G) blocks another vehicle from exiting; (H) is parked in a fire lane or designated "no parking" or "restricted parking" area; (I) is parked in a space reserved for other residents; (J) is not properly parked in a designated area; (K) blocks access to a garbage area, entrance, driveway, other parking spaces, or other area; (L) cannot lawfully be operated as a vehicle on the road; (M) has a malfunctioning alarm or has an alarm which is not silenced within 10 minutes; (N) is parked in a designated visitor or office parking space; or (O) any other reason allowed by law. Gasoline, fuels or other explosive materials may not be stored anywhere on the Property. You will be responsible for oil stains and other damage caused by your vehicles and the vehicles of your Related Parties. Parking is at the risk of the vehicle owner or operator. We will have no liability for damage to or loss of any vehicle or any personal property contained within a vehicle or a garage. Parking spaces may not be available for guests or they may be limited in number and location. Tandem parking will be permitted only with our prior written consent. You may install an electric vehicle charging station only with our advanced written

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consent, which will be granted or withheld in our sole discretion, except as otherwise provided by law. Operate your vehicle safely and limit your vehicle's speed to 5 miles per hour within the Property. You must immediately vacate and remove all vehicles from the Property (a) if you do not pay parking or garage fees (if any) when due; (b) after service of any notice allowed by law; and (c) at the earlier of the Termination Date or the date that you vacate the Residence. Unless otherwise agreed by us, Garage/Parking Rent will be due during the entire term of your tenancy.

47. PETS. You may not feed stray or wild animals. You may not have any pets at the Residence or on the Property without our prior written consent, which we may withhold in our sole discretion. This prohibition applies to all pets, including "visiting" pets. We grant you permission to keep any pets listed above in the Variable Lease Term section as an "Authorized Pet." If any pets are authorized you agree to follow the following rules for your pet(s):

- Pets may not cause any disturbance that might reasonably annoy neighbors including making noise, creating odors, or leaving waste on the Property.
- Any damage caused by a pet will be your responsibility and you will be charged to repair it. This includes (but is not limited to) window coverings, carpet cleaning or replacement, damage to walls, flooring, screens and common area landscape.
- Pick up after your pet(s) and properly dispose of all waste. Kitty litter must be placed in a bag before placing it in the trash.
- Use a stain and odor-removing product with enzymes (such as Nature's Miracle) as necessary, and maintain the Residence in a sanitary, odor-free condition. You can determine where the stain and odor-removing product with enzymes must be used by viewing the Residence with a black light.
- If your pet is a cat, keep a scratching post.
- Pets must be licensed and vaccinated in accordance with local laws. You must provide proof if we request it.
- Comply with all local laws and regulations relating to the pets.
- Take action to avoid pest infestations (fleas, etc.) in the Residence and Property.
- You must confine your pet if we or our Related Parties need access to the Residence.
- Pets must remain inside the Residence unless they are under direct control of a responsible person at all times. Dogs must be on a leash when outside of the Residence. You agree to defend, indemnify and save us and Landlord's Related Parties harmless from all loss, claim, damage or liability relating to your pets.
- You represent to us that the pet is housebroken, has no vicious tendencies or history of threatening or causing harm to persons by biting, scratching, chewing or otherwise.
- Pets are not allowed in pool areas, clubhouses, business office, laundry rooms, business center or fitness centers. Pets may not be bathed or groomed in the laundry room sinks, pools, or pool area.
- Permission to have a pet may be revoked at any time with three days' notice for cause, or with thirty days' notice without cause. You will be asked to remove any pet that bothers others or constitutes a problem (potential or actual) to neighbors or others, as determined in our sole discretion. If you fail to remove your pet after being requested to do so, this will be a material breach of the Agreement, allowing us to terminate your tenancy.

48. POOL/SPA. If the Property has a pool or spa, you may use them only during posted hours and you agree to comply with all posted notices and rules. You may not serve or eat food in or around the pool area at any time without our consent. Drinks must be served in unbreakable containers, and no alcoholic drinks are allowed in the pool area. For safety reasons, people should not use the pool and/or spa alone, should not dive into the pool (unless off of a diving board) or spa, and no intoxicated persons may use the pool or spa. Be considerate of others. Don't be excessively noisy or rowdy or wear excessively revealing clothing. Please shower before using the pool and spa. Do not use inner tubes, rafts or any other personal items or objects in the pool if they disturb others (with the exception of personal flotation devices for persons who cannot swim). Incontinent people using the pool or spa must use waterproof pants. Use the pool safety equipment only in case of emergency. **NO LIFEGUARD WILL BE ON DUTY.** People use the pool and spa at their own risk. We will not be responsible for accident or injury, or articles that are lost, damaged or stolen.

49. POSTED SIGNS AND INSTRUCTIONS FROM LANDLORD. You must obey all posted signs on the Property and instructions from us.

50. POSTING FLYERS. Flyers may be posted only in designated areas, if any. If flyers are allowed to be posted, we may remove any commercial or offensive material, or material not in keeping with the nature of the Property, as determined in our sole discretion.

51. REPRESENTATIONS OF RESIDENT. You warrant that all statements in your rental application and other documents submitted by you to us (whether previously or in the future) are accurate. If they are not, this will be a non-curable breach of this Agreement and we may terminate your tenancy.

52. SATELLITE DISHES AND ANTENNA. You may install a satellite dish or antenna for personal, private use under the following conditions:

- It must be one meter or less in diameter;
- It may only be installed in the Residence in areas within your exclusive control. No part may extend beyond a balcony or patio railing. It may not be installed in common areas, including but not limited to the roof, outside walls, window sills, common balconies, hallways or stairways. Note that allowable locations may not provide an optimal signal, or any signal. We do not warrant that the Residence will provide a suitable location for receiving a signal.
- You may not make physical modifications to the Property and may not cause physical or structural damage to the Property. No holes may be drilled through exterior walls or the roof.
- You must install, maintain and remove it in a manner consistent with industry standards and you will be liable for any damage or injury caused by the installation, maintenance or removal.
- You must move it at your expense, upon our request, for Residence or Property maintenance or repairs.

53. SECURITY. The Property is not a full security property and we do not guarantee or warrant your personal security or safety. We are not responsible for obtaining criminal-history checks on any residents, occupants, guests or contractors in the Property. We have no duty to provide security services or devices other than the duty to provide (a) an operable dead bolt lock on each main swinging entry door of the Residence and (b) operable window security or locking devices for windows designed to be opened (except for louvered windows, casement windows and windows more than 12 feet vertically or 6 feet horizontally from the ground, a roof, or other platform). After you take possession of the Residence, we will have no obligation or duty to inspect, test or repair any lock or other security device unless you request us to do so in writing. Any cautionary measures that we take (whether applicant screening, security devices or courtesy patrol services) which may presently exist or later be installed on the Property are neither a guarantee nor warranty against criminal acts of others on the Property or otherwise. Your personal safety and security are your personal responsibility. If criminal activity occurs, contact the appropriate law enforcement agency. You may not install security devices (such as security cameras or video doorbells) that capture images and sounds outside the Residence without our permission (which may be granted or withheld in our sole discretion).

54. SIGNS. We retain the right to place For Sale/For Rent signs on the Residence.

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55. SMOKE AND CARBON MONOXIDE DETECTION. The Residence is equipped with a functioning smoke detection device(s) and may be equipped with a functioning carbon monoxide detector. You must test the device(s) weekly and immediately report any repair needs to us.

56. SMOKE FREE AREAS. The parties want to reduce or eliminate (i) the irritation and known health effects of secondhand smoke; (ii) the increased maintenance, cleaning and redecorating costs from smoking, and (iii) the increased risk of fire and insurance costs associated with smoking. "Smoking" means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, e-cigarette, or other similar lighted product (whether tobacco, marijuana, or any other substance) in any manner or in any form. You and your Related Parties may not smoke anywhere in the designated smoke-free areas, described in the Variable Lease Term section. You must inform your Related Parties of the no-smoking policy. Other residents of the Property are third-party beneficiaries of this Agreement provision (your smoke-free obligations and restrictions are made to benefit other Property residents as well as to us.) A resident may sue another resident for an injunction to prohibit smoking or for damages, but may not evict another resident. We will have the right, but not the obligation, to enforce your smoke-free obligations. A material breach of your smoke-free obligations will be a material breach of this Agreement and grounds for immediate termination of this Agreement and your tenancy. Neither we nor our Related Parties guarantee or warranty the smoke-free condition of the designated smoke-free areas or the health of you or your Related Parties. We make no implied or express warranties that the Residence or Property will have higher air quality standards than any other areas. The success of our efforts to make the designated areas smoke-free depend on voluntary compliance by you and others. We reserve the right to change or eliminate our smoke-free policy in the future. You acknowledge that current residents may not be under the same smoke-free restrictions.

57. STORAGE. If specified above in the Variable Lease Term section, a separate storage area is provided to you. If specified, Storage Rent is charged for this privilege. Storage space may be used only for storage of non-perishable personal property, expressly excluding (a) any potentially dangerous, flammable, hazardous or toxic property or materials, and (b) any firearms or ammunition. We reserve the right to assign to you another storage space with 5 days' prior notice to you. You must vacate and remove stored property (a) if you do not pay storage fees (if any) when due; (b) after service of any notice allowed by law; and (c) at the earlier of the Termination Date or the date you vacate the Residence. Unless we otherwise agree, the Storage Rent will be due during the entire term of your tenancy. If you do not remove stored property from the storage space when required, the remaining stored property may be deemed abandoned and we may dispose of it as allowed by law.

58. TELEPHONES. We will comply with California law by providing at least one usable telephone jack and maintaining the telephone wiring inside the Residence in good working condition. There may be multiple telephone service providers in the area where the Residence is located. Providers may vary in the services provided and fees charged for connection and/or other charges in service. Some service providers may charge fees of \$120.00 or more to change telephone service from another company to their own. We make no representation regarding which service provider, if any, provided service to prior tenants. Our obligation to maintain inside wiring does not include liability for fees to cross-connect to activate service. You are responsible to arrange all service connections and pay any and all fees associated with the service.

59. TEMPORARY RELOCATION. You agree, at our demand, to temporarily vacate the Residence for a reasonable period and for reasonable purpose, including fumigation, Residence testing/inspection, or repairs. You must comply with all instructions necessary to prepare the Residence for fumigation, testing/inspection or repair. If you must vacate, you will be entitled only to an abatement of Rent equal to the per diem Rent for the period that you are required to vacate the Residence, and only if you must vacate for more than 12 hours, and only if you did not cause or exacerbate the condition requiring you to vacate, and only if we do not provide you with alternate housing.

60. USE. The Residence may be used as a personal residence only and not for any business or commercial use (except child care as specified by law). However, you may maintain a personal home office if the home office use does not involve (1) people coming to the Residence for business purposes, or (2) selling goods or services from the Residence. You may not conduct any auction, garage sale, yard sale or similar activities in the Residence or in the Common Areas.

61. UTILITIES. Details about utilities, (including information about who is responsible for the cost of each utility), are specified in the Variable Lease Term section. If it is specified that you will contract directly with the utility provider, you must do so before move-in to avoid an interruption of services. If electricity, natural gas, water or sewer services have been discontinued, occupancy of the Residence is hazardous and will be a breach of this Agreement. Billing statements provided by us or by our billing service must be paid by the due date specified on the billing statement. If you don't pay utility-related charges when they are due, we may discontinue providing the utility to you (if allowed by law), and your failure will be a material breach of this Agreement. We reserve the right to change utility billing service providers. If we do, you will be notified in writing. You will be responsible for utilities designated as being your responsibility consumed during your occupancy beginning on the date of delivery of possession until we reacquire possession of the Residence. If you breach this Agreement by vacating the Residence before the end of the term, you will also be responsible for utility-related charges until the earlier of the Termination Date or until the Residence is re-rented. The due date for Rent and the due date for utility-related charges may not coincide. You may use only normal household amounts of any utilities that are not placed in your name, and you may not use them for business, commercial, or fee-generating purposes. You must comply with all utility conservation efforts (whether implemented by governmental agencies, water providers or us) and if you fail to do so, this will be a material violation of this Agreement allowing us to terminate your tenancy. You will be responsible for any fines or charges we incur because of your failure. You must pay charges for utilities you consume, even if they have not been invoiced before you vacate the Residence. Any obligation that remains unpaid, including amounts that have not yet been invoiced when we reacquire possession, may be deducted from your Security Deposit. If actual amounts have not been determined before we provide an accounting of your Security Deposit, we may estimate the amount until actual numbers become available. Any billings based on submeter readings will itemize the beginning and ending meter readings, the rate charged to you, and all categories of information that appear within the utility's standard billing format to us. We reserve the right to modify the method by which utilities are provided to the Residence or billed to you during your tenancy. If we are billed for utility services which are your responsibility, you must repay us for the charges within 10 days of our demand for payment. You may not disturb, tamper, adjust, or disconnect any submetering device or system. We may estimate your consumption if your submeter is broken or does not transmit a meter reading or if we have not received invoices from the utility provider in time to prepare your invoice. We are not liable for claims arising from utility service outages, interruptions, or fluctuations in utilities provided to your Residence not reasonably within our control. Common area utilities are for our use only; you may not use them for your personal use.

62. WINDOW COVERINGS. If we provide window coverings, you must use them. If we do not provide window coverings, any window treatments you install must appear white to the outside. Do not use sheets, blankets, foil, etc., in place of draperies or blinds. Do not place objects on a window sill which are visible from the outside.

63. WATERBEDS AND AQUARIUMS. Waterbeds are permitted only with our written permission which will be provided in accordance with California law. Permission may be conditioned on insurance protecting us, an increase in the security deposit equal to one-half month's Base Rent, and installation and maintenance in accordance with industry standards. You must also obtain our permission to have an aquarium of more than 5 gallons.

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Resident Initials: JH PK GA LK N



F. DISCLOSURES AND NOTICES:

64. ASBESTOS. Asbestos is known to cause cancer. Any knowledge or records we have of asbestos in the Residence or Property is specified in the Variable Lease Term section of this Agreement. Disturbing or damaging asbestos containing materials may increase the potential exposure to asbestos. Do not pierce or damage asbestos containing material. Notify us immediately in writing if there is any damage to or deterioration of the asbestos containing materials.

65. LEAD WARNING INFORMATION. If indicated in the Variable Lease Term section, the Residence was built prior to 1978. Housing built before 1978 may contain lead-based paint. Lead from lead-based paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Residents must also receive a federally approved pamphlet on lead poisoning prevention.

Knowledge we have of lead-based paint and/or lead-based paint hazards in the Residence or Property is specified in the Variable Lease Term section. Available reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Residence or Property are identified. Your signature on this Agreement is your acknowledgment that you have been provided a copy of the pamphlet *Protect Your Family From Lead In Your Home* and that the reports or records have been made available for your review.

66. REGISTERED SEX OFFENDERS NOTICE. Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. 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.

G. BREACHES AND REMEDIES:

67. RESIDENT DEFAULT. Your right to remain in possession of the Residence is conditioned on your timely and full performance of each of your obligations under this Agreement and applicable law. You will be in material default under the Agreement:

- If you abandon or vacate the Residence;
- If you fail to pay Rent, or any other charge required to be paid by you, as and when due;
- If you breach any other obligation under this Agreement or applicable law;
- If you have supplied any false or misleading information to us on a rental application or otherwise. This type of default is non-curable.

68. REMEDIES. If you default, we may elect to terminate your rights under this Agreement, and recover from you all damages we incur as a result of the default, including the cost of recovering possession of the Residence, rental commissions, advertising expenses and other costs incurred because of your breach of the Agreement and the Rent and other amounts due through the end of the Agreement term, (including Rent due up through the date you vacate the Residence, Rent due through the date of judgment, and Rent due after the date of judgment through the end of the original Agreement term) and any other amount necessary to compensate us for your breach of the Agreement, minus amounts we reasonably could have avoided.

69. CUMULATIVE REMEDIES. All remedies specified in this Agreement for noncompliance are cumulative.

70. CREDIT. A negative report reflecting on your credit record may be submitted to credit-reporting agencies if you fail to fulfill the terms of your obligations under this Agreement.

71. DAMAGES FOR FAILURE TO VACATE. If you fail to completely vacate the Residence when required, you will be liable for all resulting losses suffered by us including but not limited to, future resident losses, lost Rent and other amounts due, legal costs and other expenses.

72. ATTORNEY FEES. In any legal action brought by either party to enforce this Agreement or relating to the Residence, the prevailing party will be entitled to all costs incurred in connection with that action, including reasonable attorney fees, expert witness and consultant fees, and costs and expenses. If an Attorney's Fee Cap is specified in the Variable Lease Term section, attorney's fees awarded by a court may not exceed that amount. You must pay all collection-agency fees we incur if you fail to pay all sums due within 10 days after we mail you your security deposit accounting or other demand for payment.

H. AGREEMENT INTERPRETATION:

73. AGREEMENT. The submission of this Agreement to you for examination and/or execution does not constitute an option or offer. This Agreement will not be effective until signed and delivered by all parties or until we deliver possession of the Residence to you, whichever occurs first.

74. AMENDMENT. This Agreement may not be amended or altered except by a written agreement, signed by you and us.

75. CONSTRUCTION. The singular form will include plural, and visa versa. This Agreement will not be construed as if it had been prepared by one of the parties, but rather as if both parties have prepared it.

76. INTEGRATION. This Agreement and the documents referenced in it constitute the entire agreement between the parties, which supersedes all prior and contemporaneous negotiations, agreements, promises and representations.

77. PARTIAL INVALIDITY. If any portion of this Agreement is unenforceable or invalid, that portion will have no effect, but all the remaining provisions of this Agreement will remain in full force.

78. SUCCESSORS AND ASSIGNS. This Agreement is binding upon and inures to the benefit of the heirs, assigns, successors, executors, and administrators of you and us.

79. TIME IS OF THE ESSENCE. Time is of the essence as to each obligation to be performed under this Agreement.

80. VERBAL REPRESENTATIONS. You agree that we have not made any oral promises, representations, or agreements not contained within this written Agreement.

Landlord Initials: LG

Resident Initials: JH PK GA LK N

81. WAIVER. Our failure to enforce any term of this Agreement will not be deemed a waiver, nor will acceptance of a partial payment be deemed a waiver of our right to the full amount due. Waiver may not be established by course of conduct. No waiver will exist unless written and signed by the parties. If any invoice, ledger or accounting we prepare is inaccurate, the inaccuracy will not be a waiver, and you will be obligated to pay the amount in this Agreement.

If the lead hazard section of this Agreement is marked as being applicable, by signing below, the parties acknowledge that they have read the lead-based paint and lead based paint hazard information in this Agreement and certify, to the best of the parties' knowledge, that the information provided is true and correct.

Note that this Agreement may automatically continue as a tenancy from month-to-month after the Termination Date. See paragraph C3 above.

Date: 10/04/2023

Date: 10/04/2023

Date: 10/04/2023

Date: 10/04/2023

Date: 10/04/2023

Date: 10/05/2023

Resident
P. Diaz

Resident
C. Annang

Resident
G.

Resident
Larry Garza

Landlord

S & S PROPERTY MANAGEMENT, INC. **APARTMENT RULES AND REGULATIONS**

Property: EL DORADO APARTMENTS, LLC Apartment #: D40

These Apartment Rules and Regulations ("Rules") supplement the provisions of your Lease Agreement. Tenant is responsible to assure that Tenant and Tenant's occupants and guests comply with these Rules. Landlord reserves the right to modify or change these Rules at any time upon reasonable notice to Tenant. In the event of a conflict between the provisions of these Rules and the Lease Agreement, the terms of the Lease Agreement shall govern.

General

1. The Manager should be notified and provided with an emergency contact number and the anticipated dates of departure and return if all occupants plan to be absent from the Premises for an extended period of time.
2. Managers and other employees of Landlord are prohibited from receiving any packages or other articles delivered to the building for Residents.
3. Management will admit Tenants who have been locked out of their unit only during normal office hours. At all other times access will be the sole responsibility of the Tenant.
4. Tenants are reminded that Landlord does not provide law enforcement or private protection services for Tenants, occupants or guests.
5. In case of a disturbance or emergency, Tenants should call 911 or otherwise request assistance from the appropriate local authority (police department, fire department, paramedics, etc.). We request you also notify the Property Manager *after* you have called the appropriate local authority.

Use of Premises and Common Areas

1. Balconies and patios are the Tenant's responsibility to maintain. The storing of cartons, refrigerators, appliances, or other visually objectionable items on the patio or balcony is prohibited. Outdoor shades are not permitted.
2. In addition to these Rules, Landlord may from time to time post specific regulations regarding the use of recreational and other common facilities, including the pool and laundry facilities. Tenant are responsible to assure that their occupants, and guests obey all other posted regulations at all times.
3. No item, including potted plants, towels, clothing, rugs, bedding, etc., is permitted on top of or hanging over the railing of the balcony or patio wall.
4. The hanging of plants or other items from stucco ceilings, walls or other fixtures is prohibited.
5. Resident shall not permit boisterous activity or disturbing noises in their apartments (including balconies or patios) or in the common areas of the Apartment Community. Radios, televisions, stereos, musical instruments or any other noise producing devices shall not be played so as to disturb neighbors at any time. Between the hours of 10 p.m. and 7 a.m. the volume of all such devices shall be maintained at a level such that they cannot be heard in adjoining units or the common areas of the Apartment Community.
6. Profanity, cursing, and the use of racial slurs in common areas, on patios and balconies, or within the Premises where such language may be overheard by others, is prohibited.
7. Lounging and unnecessary loitering in common areas, including the hallways, on public steps, or on public balconies in such a way as to interfere with the convenience of other Residents, is prohibited.
8. The use on pedestrian walkways of recreation, sports and hobby equipment, including but not limited to bikes, scooters, mopeds, hoverboards, skateboards and roller skates, is prohibited. No personal items may be left in the common areas, stairwells, entrances, walkways, etc. Any such items left in any common area shall be deemed to have been abandoned and subject to disposal.
9. No signs, laundry or articles of any kind are to be hung or displayed by Tenant or occupants on the exterior of the premises, on the walls or railings of patios and balconies, or in the apartment windows.
10. Personal items such as brooms, mops, bicycles, and tools must be kept inside and out of view.
11. Trash containers are located in various locations throughout the community. These trash containers are provided for your convenience. Do not place trash on the ground if these are full. Simply proceed to the next closest trash container to dispose of the trash. Hazardous materials and other prohibited items are not to be disposed of in the trash containers. Tenant will be responsible for the cost of the removal or disposal of any prohibited item disposed of in the trash containers. Tenant will also be responsible for the cost of the removal or disposal of trash, cigarette butts, debris, and personal items left in the common areas, stairwells, entrances, walkways, etc.
12. Do not put items such as grease, bones or stringy vegetables down the garbage disposal. Run plenty of water when using the garbage disposal. Resident will be responsible for damages caused by misuse.

13. Laundry facilities are provided for the convenience of all Residents. Laundry equipment is provided by a third party vendor, not by Landlord. Tenant is expected to clean up after him/herself.
14. Do not overload the washer or dryer. Should a Tenant cause damage by the misuse of any laundry machine, Tenant may be held responsible for the cost of repairs to the machine.
15. Be considerate, remove your laundry promptly.
16. Any loss to Tenant from use of the laundry equipment must be settled between Tenant and the laundry equipment rental company.

Maintenance

1. Report any building defects, breakage or maintenance problems in the Premises or common areas, or any conditions which pose a threat of injury to person or property, to the Rental Office at once
2. If a problem occurs when on-site office is closed, call the Rental Office number and speak to the answering service explaining the problem. They will contact the person on call. Do not knock at the door of the private residence of property staff.
3. All maintenance requests must be submitted to the Rental Office or via the Resident Portal through Rent Café for processing. Except in the event of an emergency, maintenance personnel are prohibited from responding to verbal requests.
4. Maintenance personnel will leave a copy of the Maintenance Request Form in your apartment explaining what has been done, and, if necessary, when maintenance will return to complete the job.
5. In case of an emergency:
 - Fire: Call the Fire Department (911) first and then notify the Rental Office.
 - Plumbing: In case of stoppage or overflow, turn off the "Shut Off" valve nearest the problem fixture. Do not use the fixture. Notify the Rental Office. A clogged toilet is only considered an emergency if there is only one bathroom in the apartment.
 - Electrical: Check breakers, flip all the way to "off" and then to "on". If that does not resolve the problem, notify the Rental Office. DO NOT ATTEMPT TO PERFORM ANY ELECTRICAL REPAIRS YOURSELF.
 - All others: Call the Police or proper Authorities as needed and notify the Rental Office.

Recreation Facilities (if available)

1. The use of Recreation Facilities, if available, is a privilege and not a right. Boisterous activity or disturbing noises are not allowed. Proper attire is required at all times.
2. Any posted signs listing the specific rules of each Recreation Facility must be observed at all times. All Recreation Facilities shall be used only during the hours posted.
3. No more than two (2) guests at a time per apartment are allowed to use any Recreation Facility. Tenants must accompany their guests at all times.
4. All persons using the Recreation Facilities do so at their own risk. Landlord does not assume responsibility for accidents or injury while using the Recreation Facilities. Landlord is not responsible for any articles left unattended in any recreation area.

Pool and Spa Rules

1. Tenant is reminded that no lifeguard is on duty at any time. All persons using the pool or spa must possess adequate swimming ability or be accompanied by a person with adequate swimming ability. It is recommended that any person who is unable to swim well use appropriate floatation devices. Any individual that cannot swim well should remain in the shallow area of the pool. Notice is hereby given that the shallow area is limited and drops off abruptly.
2. For safety reasons and as required by law, the pool gate has an automatic closing feature. The pool gate may not be propped open or its automatic closing feature disabled or interfered with at any time. NO EXCEPTIONS.
3. Landlord reserves the right to close the pool and/or stop heating the pool in the off season.
4. No more than two (2) guests per apartment are allowed in the pool area at any time. Tenants must accompany their guests at all times.
5. Any person who is not toilet trained or who is incontinent may not use the pool unless rubber pants, swim diapers or special swimsuits are worn. Changing of diapers at poolside is prohibited. Cleaning off soiled or incontinent persons in the pool water is prohibited.
6. Persons having a communicable disease capable of being transmitted through water while in an infectious state and persons having currently active diarrhea or who have had active diarrhea within the previous 14 days are not permitted to enter the pool or spa.
7. Persons using the pool must wear appropriate attire.

8. No diving is allowed. Ball playing and other boisterous activities are not permitted in the pool area. Surfboards, boogie boards and inflatable rafts are not allowed in the pool or pool area.
9. Playing with the safety equipment or on the pool ladder is prohibited.
10. Throwing of debris or other extraneous material into pool is prohibited. Hair clips and bobby pins must be removed from the hair before use of the pool.
11. No personal stereo equipment may be used without individual listening devices such as earplugs or headphones in the pool, spa, or surrounding common areas.
12. Glass food and beverage containers are not allowed in pool area. Drinks are allowed in the pool area only if served in cans, paper or plastic containers. No alcoholic beverages are allowed in the pool area.
13. All pool furniture and equipment is to remain in the enclosed pool area and must be returned to its proper place after each use. Apartment furniture shall not be moved into the pool area.
14. Pool gauges, temperature controls and water levels are not to be changed by Residents. Residents are not allowed access to the pool equipment areas.
15. No intoxicated person shall be permitted to use the pool or spa or be present in the pool area.
16. All persons using the pool or pool area do so at their own risk and sole responsibility. Landlord assumes no responsibility for any accident or injury in connection with such use.

Parking

1. All open, unassigned parking spaces, except those specifically designated as "Guest Parking", are available on a first-come first-serve basis. Residents receiving parking stickers must be on the Lease Agreement and be able to provide proof of vehicle ownership. Residents may not park in designated Guest Parking spaces.
2. Residents and guests are not permitted to park in Prospective Resident, Office or Vendor parking between the hours of 8:00 A.M. and 6:00 P.M.
3. Residents must have a parking sticker visible on their vehicle. Unauthorized or improperly parked cars will be towed away at vehicle owner's expense.
4. Vehicles parking along red curbs, in front of carports or garages, in fire lanes, or in other designated no parking areas will be towed at owner's expense.
5. Guests must park only in the designated guest parking spaces and may be parked there for no more than six (6) consecutive hours.
6. Landlord is not responsible for theft or damage to vehicles or personal property left in vehicles while parked on the Community premises.

Move-Out Information

1. Prior to vacating the apartment, be sure to thoroughly clean the walls, kitchen cabinets, stove/oven, kitchen and bathroom sinks, bathtubs, showers, toilets, plumbing fixtures and vacuum/mop the floors where necessary.
2. All personal items need to be removed from the apartment on or before the move-out date. Any personal items remaining in the apartment will be treated as abandoned property and may be disposed of in accordance with California law. Tenant may be charged a disposal fee for trash or a storage fee for abandoned property.
3. You are reminded to provide a forwarding address where information regarding your security deposit will be sent.

Tenant:	<u>Hector</u>	Date:	<u>10/04/2023</u>
Tenant:	<u>Priscilla</u>	Date:	<u>10/04/2023</u>
Tenant:	<u>L. Annmarie</u>	Date:	<u>10/04/2023</u>
Tenant:	<u>Leanne</u>	Date:	<u>10/04/2023</u>
Tenant:	<u>R.</u>	Date:	<u>10/04/2023</u>

VEHICLE AND PARKING INFORMATION

Property Name: EL DORADO APARTMENTS, LLC

Tenant Name(s): Harshavardhan Jemedar, Priya keshri, Anurag Ganji, Keshav Lingala and Vijay Nagallapati

Premises Address: 3060 Madison Ave Apt D-40 Fullerton, CA, 92831

NOTE: A separate Vehicle and Parking Information form must be completed for each vehicle to be kept on the property. Only vehicles for which a Vehicle and Parking Information form has been completed and a permit is properly displayed are permitted to be kept on the property.

It is hereby agreed:

- Tenant(s) will notify management immediately of any changes to the vehicle information listed below (for example, if the license plate number changes). Failure to report any changes may result in the vehicle being towed.
- A fee of \$150 for an UNRETURNED, LOST, or STOLEN parking permit will be charged to the Apartment.
- The parking permit must be attached and visible in the front windshield at all times while the vehicle is parked on the property. If the permit is not visible, the vehicle will be towed at the Tenant(s)' expense.
- The parking permit is valid only for the specific vehicle listed below. If the vehicle is replaced, a new form must be completed for the new vehicle. If the parking permit and vehicle do not match the information listed below, the car will be towed without warning at the Tenant(s)' expense.

Vehicle Information

Phone Number	<u>(385) 392-3839</u>	Color	<u>N/A</u>
Make / Model	<u>No Vehicle / N/A</u>	Plate State & #	<u>& N/A</u>
Year	<u>N/A</u>	Permit # Issued	<u>N/A</u>
Tenant's Signature	<u>Harshavardhan Jemedar</u>		
Tenant's Signature	<u>Priya keshri</u>		
Tenant's Signature	<u>Anurag Ganji</u>		
Tenant's Signature	<u>Keshav Lingala</u>		
Tenant's Signature	<u>Vijay Nagallapati</u>		
Date	<u>10/04/2023</u>		
Date	<u></u>		
Date	<u></u>		

VEHICLE AND PARKING INFORMATION

Property Name: EL DORADO APARTMENTS, LLC

Tenant Name(s): Harshavardhan Jemedar, Priya keshri, Anurag Ganji, Keshav Lingala and Vijay Nagallapati

Premises Address: 3060 Madison Ave Apt D-40 Fullerton, CA, 92831

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- The parking permit is valid only for the specific vehicle listed below. If the vehicle is replaced, a new form must be completed for the new vehicle. If the parking permit and vehicle do not match the information listed below, the car will be towed without warning at the Tenant(s)' expense.

Vehicle Information

Phone Number	<u>(657) 525-7878</u>	Color	<u>N/A</u>
Make / Model	<u>No Vehicle / N/A</u>	Plate State & #	<u>& N/A</u>
Year	<u>N/A</u>	Permit # Issued	<u>N/A</u>
Tenant's Signature	<u>Harshavardhan Jemedar</u>		
Tenant's Signature	<u>Priya keshri</u>		
Tenant's Signature	<u>Anurag Ganji</u>		
Tenant's Signature	<u>Keshav Lingala</u>		
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Date	<u>10/04/2023</u>		
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VEHICLE AND PARKING INFORMATION

Property Name: EL DORADO APARTMENTS, LLC

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- The parking permit is valid only for the specific vehicle listed below. If the vehicle is replaced, a new form must be completed for the new vehicle. If the parking permit and vehicle do not match the information listed below, the car will be towed without warning at the Tenant(s)' expense.

Vehicle Information

Phone Number	<u>(714) 936-2684</u>	Color	<u>N/A</u>
Make / Model	<u>No Vehicle / N/A</u>	Plate State & #	<u>& N/A</u>
Year	<u>N/A</u>	Permit # Issued	<u>N/A</u>
Tenant's Signature	<u>Harshavardhan Jemedar</u>		
Tenant's Signature	<u>Priya keshri</u>		
Tenant's Signature	<u>Anurag Ganji</u>		
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Date	<u>10/04/2023</u>		
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- The parking permit is valid only for the specific vehicle listed below. If the vehicle is replaced, a new form must be completed for the new vehicle. If the parking permit and vehicle do not match the information listed below, the car will be towed without warning at the Tenant(s)' expense.

Vehicle Information

Phone Number	<u>(657) 799-8488</u>	Color	<u>N/A</u>
Make / Model	<u>No Vehicle / N/A</u>	Plate State & #	<u>& N/A</u>
Year	<u>N/A</u>	Permit # Issued	<u>N/A</u>
Tenant's Signature	<u>Harshavardhan Jemedar</u>		
Tenant's Signature	<u>Priya keshri</u>		
Tenant's Signature	<u>Anurag Ganji</u>		
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Date	<u>10/04/2023</u>		
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- The parking permit is valid only for the specific vehicle listed below. If the vehicle is replaced, a new form must be completed for the new vehicle. If the parking permit and vehicle do not match the information listed below, the car will be towed without warning at the Tenant(s)' expense.

Vehicle Information

Phone Number	<u>(909) 489-2276</u>	Color	<u>N/A</u>
Make / Model	<u>No Vehicle / N/A</u>	Plate State & #	<u>& N/A</u>
Year	<u>N/A</u>	Permit # Issued	<u>N/A</u>
Tenant's Signature	<u>Harshavardhan Jemedar</u>		
Tenant's Signature	<u>Priya keshri</u>		
Tenant's Signature	<u>Anurag Ganji</u>		
Tenant's Signature	<u>Keshav Lingala</u>		
Tenant's Signature	<u>Vijay Nagallapati</u>		
Date	<u>10/04/2023</u>		
Date	<u></u>		
Date	<u></u>		

COVID-19 ADDENDUM

This COVID-19 Addendum ("Addendum") is made part of the Residential Lease/Rental Agreement ("Agreement") beginning **10/04/2023**, between **Harshavardhan Jemedar, Priya keshri, Anurag Ganji, Keshav Lingala and Vijay Nagallapati** ("Resident" and "you") and S & S Property Management, Inc. ("Landlord" and "us") for the unit at **3060 Madison Ave Apt D-40 Fullerton, CA, 92831** (the "Residence") in the **EL DORADO APARTMENTS, LLC** community ("Property"). To the extent that this Addendum conflicts with the Agreement, this Addendum will prevail.

1. DEFINITIONS.

- a. **LANDLORD'S RELATED PARTIES:** The property manager and the respective officers, directors, members, managers, partners, shareholders, employees, affiliates, agents and representatives of both Landlord and the property manager.
- b. **RESIDENT'S RELATED PARTIES:** Other co-Residents, occupants, members of your household, your family, guests, agents and others under your control.

2. **COMMON AREA AMENITIES.** The Residence is part of a multi-family residential complex. Various services, equipment and facilities ("Common Area Amenities") may be provided for your use at your own risk. Common Area Amenities include all areas and facilities outside of the Residence, within the Property, that are provided and designated by us for the general non-exclusive use of Property residents. Common Area Amenities may include, but are not limited to meeting rooms and clubhouses, laundry facilities, exercise facilities, storerooms, swimming pools, spas, common entrances, lobbies, hallways, staircases, public restrooms, elevators, loading areas, trash/recycling areas, roads, sidewalks, walkways, and landscaped areas. Common Area Amenities are used by people outside your household. Use of Common Area Amenities is subject to the restrictions described in rules or instructions at the Property. You may be required to carry and display identification to enter and/or utilize Common Area Amenities. If we allow guests to utilize Common Area Amenities, you may have no more than two guests (accompanied by you) unless we agree otherwise. We may restrict Common Area Amenity usage for cleaning or safety reasons. All federal, local and state guidance will be followed regarding amenity use, including, but not limited to when each amenity will be reopened. The reopening of one amenity does not guarantee the reopening of all amenities. Therefore, these Rules and Regulations are subject to change.

3. **CONDUCT AND COMPLIANCE WITH AGREEMENT, LAW AND RULES.** You are responsible for your own actions, and the actions of your Related Parties. You and your Related Parties:

- a. Must comply with all Landlord rules, regulations, recommendations and instructions (including posted signs and those specified in this Addendum), and all laws, statutes, ordinances, and requirements of all city, county, state, and federal authorities related to COVID-19. We may periodically modify Landlord's rules and regulations by delivering a copy of the modifications to you or posting signs, rules and regulations at the Property;
- b. Are responsible for personal injury or property damage, including damage to the Residence and Property caused by the action or inaction of you and your Related Parties. To the maximum extent allowed by law, you agree to indemnify, defend (with counsel of our choice), and hold us and Landlord's Related Parties (and the HOA if the Residence is in a HOA) harmless for any liability, costs (including reasonable attorney fees), or claims resulting from your breach of this Addendum, the Agreement or the negligence, violation of law, or willful misconduct of you or your Related Parties.

4. **USE OF COMMON AREA AMENITIES.** Landlord reserves the right to limit the maximum number of people using each amenity at any given time or to implement a reservation system for amenity use to allow for social distancing in accordance with federal, state and local orders. Signs will be posted at each entrance of the reopened amenities setting forth the rules and regulations of the amenity and are subject to change by Landlord. Resident and Resident's Related Parties must comply with the rules and regulations posted at the entrance of the amenity in use. Landlord will reopen amenities pursuant to applicable federal, state and local orders and/or guidelines and reserves the right to close the amenities if the rules and regulations are not complied with.

5. **ACT CAUTIOUSLY; COMMON AREA AMENITIES MAY NOT BE VIRUS FREE.** While we will periodically clean Common Area Amenities, we do not guarantee that the amenities, or the people using them, will be virus-free. The risk associated with Common Area Amenities may be greater than the risk within your household (assuming that no one in your household has COVID-19). To protect yourself, act as if Common Area Amenities are not virus-free, and take precautions as recommended by the CDC, WHO, the California Department of Health, and the County Health Department, and your health care provider(s), which may include (but is not limited to):

- Washing your hands after touching any Common Area surfaces;
- Avoiding touching your face;
- Maintaining social distancing (6 feet) and wearing masks or other PPE when outside of your Residence;
- Not exceeding maximum group size established by Federal, state and local requirements, restrictions and recommendations.

6. **USING TECHNOLOGY AND CHANGING POLICIES TO REDUCE RISK.** To keep you and Landlord's Related Parties safe, we may:

- Utilize methods of communication other than in-person communication (i.e. email, texting, online portals, and other technology);
- Offer virtual meetings;
- Close the leasing office;
- Offer alternate payment methods;
- Offer online lease renewal;
- Utilize other technology;
- Restrict or regulate Common Area Amenities use;
- Limit maintenance to emergency maintenance only, and defer non-essential maintenance;
- Change other business practices to reduce risk.

7. **ILLNESS.** If you (or a household member) develops COVID-19 symptoms, or have tested positive for the virus, seek advice from your health care professional, WHO, the California Department of Health, and the County Health Department, and follow their recommendations. If it is recommended that you self-quarantine or isolate to avoid creating risk for others and avoid using Common Area Amenities.

8. **ASSUMPTION OF RISK AND WAIVER.** To the maximum extent allowed by law:

- Use of Common Area Amenities is at the sole risk of you and your Related Parties;
- You assume all risk of harm, and waive all claims against Landlord and Landlord's Related Parties, resulting from COVID-19, even if caused by the negligence of Landlord and Landlord's Related Parties. You and your Related Parties must ensure your own safety and protection when using Common Area Amenities. Any precautionary measures taken by Landlord and/or Landlord's Related Parties are neither a guarantee nor warranty of a virus-free environment;
- You agree that any COVID-19-related inconveniences will not create a claim for rent relief, nor an offset to your obligations under the Agreement, nor will they be the basis for a complaint, claim, right, or remedy against Landlord and Landlord's Related Parties.

9. **COMPLIANCE.** Your compliance with this Addendum is important to ensure safety (of you, your Related Parties, Landlord's Related Parties and others). Keep yourself and others safe and healthy! Failure to comply with this Addendum is a material violation of the Agreement, and grounds for termination of your tenancy.

<i>Harsh</i>	10/04/2023
Harshavardhan Jemedar	DATE
<i>Anurag</i>	10/04/2023
Anurag Ganji	DATE
<i>Vijay</i>	10/04/2023
Vijay Nagallapati	DATE

<i>Priya</i>	10/04/2023
Priya keshri	DATE
<i>Keshav</i>	10/04/2023
Keshav Lingala	DATE

**USE OF COMMON AREA AMENITIES AMID COVID-19
DISCLOSURES AND ASSUMPTION OF RISK**

1. Definition:

- a. Property: **3060 Madison Ave Apt D-40 Fullerton, CA, 92831**
- b. Landlord: S & S Property Management, Inc.
- c. Landlord's Related Parties: The property manager and the respective officers, directors, members, managers, partners, shareholders, employees, affiliates, agents and representatives of both Landlord and the property manager.
- d. Resident's Related Parties: Other co-Resident, occupants, members of Resident's household, Resident's family, guests, agents and others under Resident's control.

2. Common Area Amenities: The Residence is part of a multi-family residential complex. Various services, equipment and facilities ("Common Area Amenities") may be provided for Resident's use at Resident's own risk. Common Area Amenities include all areas and facilities outside of the Residence, within the Property, that are provided and designated by us for the general non-exclusive use of Property Resident. Common Area Amenities may include, but are not limited to meeting rooms and clubhouses, laundry facilities, exercise facilities, storerooms, swimming pools, spas, common entrances, lobbies, hallways, staircases, public restrooms, elevators, loading areas, trash/recycling areas, roads, sidewalks, walkways, and landscaped areas. Common Area Amenities are used by people outside Resident's household. Use of Common Area Amenities is subject to the restrictions described in rules or instructions at the Property. Resident may be required to carry and display identification to enter and/or utilize Common Area Amenities. If we allow guests to utilize Common Area Amenities, Resident may have no more than two guests (accompanied by Resident) unless we agree otherwise. We may restrict Common Area Amenity usage for cleaning or safety reasons. All federal, local and state guidance will be followed regarding amenity use, including but not limited to complying with state and local guidance on when to close and/or reopen amenities. Therefore, these Rules and Regulations are subject to change.

3. Conduct and Compliance with Agreement, Law and Rules: Resident is responsible for Resident's own actions and the actions of Resident's Related Parties. Resident and Resident's Related Parties:

- a. Agree to comply with all Landlord rules, regulations, recommendations and instructions (including posted signs and those specified in this Addendum), and all laws, statutes, ordinances, and requirements of all city, county, state, and federal authorities related to COVID-19. Landlord may periodically modify the rules and regulations by delivering a copy of the modifications to Resident or posting signs, rules and regulations at the Property;
- b. Are responsible for personal injury or property damage, including damage to the Residence and Property caused by the action or inaction of Resident and Resident's Related Parties. To the maximum extent allowed by law, Resident agrees to indemnify, defend (with counsel of our choice), and hold Landlord and Landlord's Related Parties (and the HOA if the Residence is in a HOA) harmless for any liability, costs (including reasonable attorney fees), or claims resulting from Resident's breach of this Disclosure, Resident's Lease Agreement or the negligence, violation of law, or willful misconduct of Resident or Resident's Related Parties.

4. Rules and Regulations for Use of Common Area Amenities: Landlord reserves the right to limit the maximum number of people using each amenity at any given time or to implement a reservation system for amenity use to allow for social distancing in accordance with federal, state and local orders. Signs will be posted at each entrance of the reopened amenities setting forth the rules and regulations of the amenity and are subject to change by Landlord. Resident and Resident's Related Parties must comply with the rules and regulations posted at the entrance of the amenity in use. Landlord will reopen amenities pursuant to applicable federal, state and local orders and/or guidelines and reserves the right to close the amenities if the rules and regulations are not complied with.

5. Act Cautiously; Common Area Amenities May Not Be Virus Free: Resident and Resident's Related Parties understand that while Landlord will periodically clean and sanitize Common Area Amenities, Landlord does not guarantee that the amenities, or the people in them, will be virus-free. Resident and Resident's Related Parties further understand that the risk associated with Common Area Amenities may be greater than the risk within Resident's household (assuming that no one in Resident's household has COVID-19). Resident and Resident's Related Parties agree to act as if Common Area Amenities are not virus-free and take precautions as recommended by the CDC, WHO, the California Department of Health, and the County Health Department, and Resident's health care provider(s), which may include (but are not limited to):

- a. Washing hands after touching any Common Area Amenity;
- b. Avoiding touching your face;
- c. Maintaining social distancing (6 feet) and wearing masks when outside of Resident's Residence;
- d. Not exceeding maximum group size established by Federal, state and local requirements, restrictions and recommendations.

6. Disclosure: The Resident agrees to not use any common area amenity if:

- a. To the best of Resident's knowledge, Resident and Resident's Related Parties currently have COVID-19, or have knowingly, within the last 14 days, been in contact with someone who has COVID-19; or
- b. Resident or Resident's Related Parties are experiencing a fever, signs of respiratory illness such as cough, shortness of breath or difficulty breathing, or other COVID-19 symptoms.

7. Risk of Exposure, Assumption of Risk and Waiver: To the maximum extent permitted by law, Resident understands and agrees that:

- a. Resident and Resident's Related Parties are using the Common Area Amenities at the sole risk of Resident and Resident's Related Parties.
- b. Resident and Resident's Related Parties assume all risk of harm and waive all claims against Landlord or Landlord's Related Parties, resulting from COVID-19, unless caused by gross negligence of Landlord and Landlord's Related Parties.
- c. Resident acknowledges the contagious nature of COVID-19 and voluntarily assumes the risk of exposure and sickness upon entering the property and also understands that persons may have COVID-19 and not exhibit symptoms, not be aware that they have COVID-19 or may not voluntarily agree to disclose their condition.
- d. Resident will ensure his/her own safety and protection, as well as the safety and protection of Resident's Related Parties, when using Common Area Amenities. Any precautionary measures taken by Landlord and/or Landlord's Related Parties are neither a guarantee nor warranty of a virus-free environment.

- e. Any COVID-19-related inconveniences will not create a claim for rent relief, nor an offset to your obligations under the Agreement, nor will they be the basis for a complaint, claim, right, or remedy against Landlord and Landlord's Related Parties.

<i>Harsh</i>	10/04/2023
Harshavardhan Jemedar	DATE
<i>Anurag</i>	10/04/2023
Anurag Ganji	DATE
<i>RN</i>	10/04/2023
Vijay Nagallapati	DATE

<i>Priya</i>	10/04/2023
Priya keshri	DATE
<i>Keshav</i>	10/04/2023
Keshav Lingala	DATE

PEST CONTROL DISCLOSURE NOTICE

CAUTION-PESTICIDES ARE TOXIC CHEMICALS

STRUCTURAL PEST CONTROL COMPANIES ARE REGISTERED AND REGULATED BY THE STRUCTURAL PEST CONTROL BOARD AND APPLY PESTICIDES WHICH ARE REGISTERED AND APPROVED FOR USE BY THE CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. REGISTRATION IS GRANTED WHEN THE STATE FINDS THAT BASED ON EXISTING SCIENTIFIC EVIDENCE THERE ARE NO APPRECIABLE RISKS IF PROPER USE CONDITIONS WERE FOLLOWED OR THAT THE RISKS ARE OUTWEIGHED BY THE BENEFITS. THE DEGREE OF RISK DEPENDS UPON THE DEGREE OF EXPOSURE, SO EXPOSURE SHOULD BE MINIMIZED.

FOR FURTHER INFORMATION, CONTACT ANY OF THE FOLLOWING:

FOR HEALTH QUESTIONS- THE COUNTY HEALTH DEPARTMENT:

ORANGE 714-834-7700; RIVERSIDE (951) 782-2968; SAN BERNARDINO (909) 387-9146; LOS ANGELES (800)-427-8700 SAN DIEGO-(619)-229-5400

FOR APPLICATION INFORMATION- COUNTY AGRICULTURAL COMMISSIONER

ORANGE 714-955-0100; RIVERSIDE 909-955-3000; SAN BERNARDINO 909-387-2105; LOS ANGELES 626-575-5471 SAN DIEGO-858-694-8980

FOR REGULATORY INFORMATION- THE STRUCTURAL PEST CONTROL BOARD

1430 HOWE AVENUE, SACRAMENTO, CA 95825 800-PEST-188

ACCESS EXTERMINATOR SERVICES PROVIDES REGULAR PEST CONTROL FOR THIS PROPERTY. THE PESTICIDES THAT MAY BE USED ARE:

ADVION ANT GEL/Indoxacarb/352-746

ADVION COCKROACH GEL/Indoxacarb/352-668

ALPINE DUST/Dinotefuran/499-527

ALPINE WSG/Dinotefuran/499-561

AMDRO PRO/Hydramethylnon/241-322

AVITROL/4-Aminopyridine/11649-7

BEDLAM/Sumithrin/1021-1767

BORA CARE/Disodium Octaborate Tetrahydrate/64405-1

CLEAN AIR PURGE III/Pyrethrins/9444-158

CY-KICK CS C&C/Cyfluthrin/499-303

CB-80 EXTRA/Pyrethrins/9444-175

CONTRAC/Bromadiolone/12455-82

CROSSFIRE/Clothianidin/1021-2776

DEADLINE T&O/Metaldehyde/5481-511

DELTA DUST/Deltamethrin/432-772

D-FOAM/Deltamethrin/9444-227

FINAL/Brodifacoum/12455-89

GENTROL POINT SOURCE/(S)-Hydroprene/2724-469

GENTROL/(S)-Hydroprene/2724-351

GOPHER GETTER TYPE 2 BAIT/36029-23

ONSLAUGHT/Piperonyl Butoxide/1021-2574

P.C.Q./Diphacinone/ 12455-50003

PHANTOM/Chlorfenapyr/7969-285

PRECOR 2000 PLUS/(S)-Methoprene/2724-490

SUSPEND SC/Deltamethrin/432-763

TEMPO ULTRA WP/ Beta-cyfluthrin /432-1304

TERMIDOR SC/Fipronil/7969-210

TEMPRID SC/Imidacloprid, Cyfluthrin/432-1483

TIMBOR/ Disodium Octaborate Tetrahydrate/64405-8

WASP FREEZE/D-Trans Allethrin/499-362

WISDOM LAWN/Bifenthrin/5481-521

WISDOM TC/Bifenthrin/5481-520

I have read the above disclosure and pesticide chemical list and understand that any of the pesticides listed above may be used to treat my unit. Furthermore, this service is being performed at my request. PLEASE ALSO NOTE THAT ACCESS EXTERMINATORS MAY NOT PERFORM ANY SERVICE TO YOUR UNIT IF YOU DID NOT FOLLOW THEIR PEST CONTROL PREPARATION PROCEDURES OR IF PEOPLE AND PETS CANNOT VACATE THE UNIT TO BE TREATED FOR 3-4 HOURS AFTER THE TREATMENT.

Tenant: Horst

Date: 10/04/2023

Tenant: Przy

Date: 10/04/2023

Tenant: L. Annag

Date: 10/04/2023

Tenant: Kim

Date: 10/04/2023

Tenant: RJ

Date: 10/04/2023

Manager/Agent: Larry Garza

Date: 10/05/2023

Document Information

Document Reference Number: 262526

Document Pages: 34

Signatures: 57
Initials: 90

Status: Completed

Signature Summary	Signature	Initials	Timestamp	Signing Status
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Priya keshri		PK	10/04/2023 07:31:06 PM EST	Completed
Document Started: Email Address:	10/04/2023 07:29:19 PM EST priyakeshri78@gmail.com			
Anurag Ganji		GA	10/04/2023 01:54:24 PM EST	Completed
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Keshav Lingala		LK	10/04/2023 01:53:10 PM EST	Completed
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Vijay Nagallapati		N	10/04/2023 02:03:20 PM EST	Completed
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Larry Garza		LG	10/05/2023 09:54:01 AM EST	Completed
Document Started: Email Address:	10/05/2023 09:53:13 AM EST manager@eldoradopts.com			

Signature Details	Page	Signature/Initials	Signing Status	Tracking Details
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Anurag Ganji	17	<i>GA</i>	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 01:53:08 PM EST User Agent: Chrome on iPhone
Anurag Ganji	18	<i>GA</i>	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 01:53:13 PM EST User Agent: Chrome on iPhone
Anurag Ganji	19	<i>GA</i>	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 01:53:18 PM EST User Agent: Chrome on iPhone
Anurag Ganji	20	<i>GA</i>	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 01:53:24 PM EST User Agent: Chrome on iPhone
Anurag Ganji	21	<i>Anurag</i>	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 01:53:29 PM EST User Agent: Chrome on iPhone

Anurag Ganji	24	<i>y.Anurag</i>	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 01:53:37 PM EST User Agent: Chrome on iPhone
Anurag Ganji	25	<i>y.Anurag</i>	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 01:53:42 PM EST User Agent: Chrome on iPhone
Anurag Ganji	26	<i>y.Anurag</i>	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 01:53:44 PM EST User Agent: Chrome on iPhone
Anurag Ganji	27	<i>y.Anurag</i>	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 01:53:51 PM EST User Agent: Chrome on iPhone
Anurag Ganji	28	<i>y.Anurag</i>	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 01:53:55 PM EST User Agent: Chrome on iPhone
Anurag Ganji	29	<i>y.Anurag</i>	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 01:53:58 PM EST User Agent: Chrome on iPhone
Anurag Ganji	31	<i>y.Anurag</i>	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 01:54:03 PM EST User Agent: Chrome on iPhone
Anurag Ganji	33	<i>y.Anurag</i>	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 01:54:12 PM EST User Agent: Chrome on iPhone
Anurag Ganji	34	<i>y.Anurag</i>	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 01:54:14 PM EST User Agent: Chrome on iPhone
Keshav Lingala	5	<i>LK</i>	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:46 PM EST User Agent: Safari on iPhone
Keshav Lingala	6	<i>LK</i>	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:49 PM EST User Agent: Safari on iPhone
Keshav Lingala	7	<i>LK</i>	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:47 PM EST User Agent: Safari on iPhone
Keshav Lingala	8	<i>LK</i>	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:53:01 PM EST User Agent: Safari on iPhone
Keshav Lingala	9	<i>LK</i>	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:53:02 PM EST User Agent: Safari on iPhone
Keshav Lingala	10	<i>LK</i>	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:53:04 PM EST User Agent: Safari on iPhone
Keshav Lingala	11	<i>LK</i>	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:53:07 PM EST User Agent: Safari on iPhone
Keshav Lingala	12	<i>LK</i>	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:53:03 PM EST User Agent: Safari on iPhone
Keshav Lingala	13	<i>LK</i>	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:53:05 PM EST User Agent: Safari on iPhone
Keshav Lingala	14	<i>LK</i>	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:53:08 PM EST User Agent: Safari on iPhone
Keshav Lingala	15	<i>LK</i>	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:53:09 PM EST User Agent: Safari on iPhone

Keshav Lingala	16	LK	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:01 PM EST User Agent: Safari on iPhone
Keshav Lingala	17	LK	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:03 PM EST User Agent: Safari on iPhone
Keshav Lingala	18	LK	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:05 PM EST User Agent: Safari on iPhone
Keshav Lingala	19	LK	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:06 PM EST User Agent: Safari on iPhone
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Keshav Lingala	21	Ghav	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:13 PM EST User Agent: Safari on iPhone
Keshav Lingala	24	Ghav	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:17 PM EST User Agent: Safari on iPhone
Keshav Lingala	25	Ghav	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:21 PM EST User Agent: Safari on iPhone
Keshav Lingala	26	Ghav	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:26 PM EST User Agent: Safari on iPhone
Keshav Lingala	27	Ghav	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:30 PM EST User Agent: Safari on iPhone
Keshav Lingala	28	Ghav	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:31 PM EST User Agent: Safari on iPhone
Keshav Lingala	29	Ghav	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:33 PM EST User Agent: Safari on iPhone
Keshav Lingala	31	Ghav	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:37 PM EST User Agent: Safari on iPhone
Keshav Lingala	33	Ghav	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:40 PM EST User Agent: Safari on iPhone
Keshav Lingala	34	Ghav	Completed	IP Address: 104.28.48.98 Timestamp: 10/04/2023 01:52:43 PM EST User Agent: Safari on iPhone
Vijay Nagallapati	5	N	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:01:23 PM EST User Agent: Safari on MacOS
Vijay Nagallapati	6	N	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:01:36 PM EST User Agent: Safari on MacOS
Vijay Nagallapati	7	N	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:01:39 PM EST User Agent: Safari on MacOS
Vijay Nagallapati	8	N	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:01:42 PM EST User Agent: Safari on MacOS
Vijay Nagallapati	9	N	Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:01:46 PM EST User Agent: Safari on MacOS

Vijay Nagallapati	10		Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:01:49 PM EST User Agent: Safari on MacOS
Vijay Nagallapati	11		Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:01:51 PM EST User Agent: Safari on MacOS
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Vijay Nagallapati	13		Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:01:57 PM EST User Agent: Safari on MacOS
Vijay Nagallapati	14		Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:02:02 PM EST User Agent: Safari on MacOS
Vijay Nagallapati	15		Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:02:05 PM EST User Agent: Safari on MacOS
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Vijay Nagallapati	20		Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:02:21 PM EST User Agent: Safari on MacOS
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Vijay Nagallapati	25		Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:02:46 PM EST User Agent: Safari on MacOS
Vijay Nagallapati	26		Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:02:49 PM EST User Agent: Safari on MacOS
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Vijay Nagallapati	28		Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:02:55 PM EST User Agent: Safari on MacOS
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Vijay Nagallapati	33		Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:03:12 PM EST User Agent: Safari on MacOS

Vijay Nagallapati	34		Completed	IP Address: 76.32.69.29 Timestamp: 10/04/2023 02:03:16 PM EST User Agent: Safari on MacOS
Larry Garza	6		Completed	IP Address: 99.65.246.210 Timestamp: 10/05/2023 09:53:27 AM EST User Agent: Chrome on Windows
Larry Garza	7		Completed	IP Address: 99.65.246.210 Timestamp: 10/05/2023 09:53:28 AM EST User Agent: Chrome on Windows
Larry Garza	8		Completed	IP Address: 99.65.246.210 Timestamp: 10/05/2023 09:53:30 AM EST User Agent: Chrome on Windows
Larry Garza	9		Completed	IP Address: 99.65.246.210 Timestamp: 10/05/2023 09:53:34 AM EST User Agent: Chrome on Windows
Larry Garza	10		Completed	IP Address: 99.65.246.210 Timestamp: 10/05/2023 09:53:36 AM EST User Agent: Chrome on Windows
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Larry Garza	15		Completed	IP Address: 99.65.246.210 Timestamp: 10/05/2023 09:53:46 AM EST User Agent: Chrome on Windows
Larry Garza	16		Completed	IP Address: 99.65.246.210 Timestamp: 10/05/2023 09:53:48 AM EST User Agent: Chrome on Windows
Larry Garza	17		Completed	IP Address: 99.65.246.210 Timestamp: 10/05/2023 09:53:50 AM EST User Agent: Chrome on Windows
Larry Garza	18		Completed	IP Address: 99.65.246.210 Timestamp: 10/05/2023 09:53:52 AM EST User Agent: Chrome on Windows
Larry Garza	19		Completed	IP Address: 99.65.246.210 Timestamp: 10/05/2023 09:53:54 AM EST User Agent: Chrome on Windows
Larry Garza	20		Completed	IP Address: 99.65.246.210 Timestamp: 10/05/2023 09:53:56 AM EST User Agent: Chrome on Windows
Larry Garza	21		Completed	IP Address: 99.65.246.210 Timestamp: 10/05/2023 09:53:58 AM EST User Agent: Chrome on Windows
Larry Garza	34		Completed	IP Address: 99.65.246.210 Timestamp: 10/05/2023 09:53:59 AM EST User Agent: Chrome on Windows