## **LEASE CONTRACT**



Date of Lease Contract: <sub>-</sub>	July 1, 2023
	(when the Lease Contract is filled out)

This is a binding document. Read carefully before signing.

## **Moving In — General Information**

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1.	PARTIES. This Lease Contract (sometimes referred to as the "lease") is between you, the resident(s) (list all people signing the Lease Contract):  Vamsi Agnihotram, Anudeep Goud  Kotagiri, Sai Sashank Peddibhotla,  Kaushikq Ravindran, Komal Venugopal  Vattumilli	No one else may occupy the dwelling. Persons not listed above must not stay in the dwelling for more than14 consecutive days without our prior written consent, and no more than twice that many days in any one month. If the previous space isn't filled in, two days per month is the limit.  3. LEASE TERM. The initial term of the Lease Contract begins on the28th day of July,2023, and ends at 11:59 p.m. the27th day
	and us, the owner: Century Residential,	of
-	(name of title holder or published and recorded fictitious business name). You've agreed to rent Unit No	written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that those terms do not violate this section or any other provision of law. If the number of days isn't filled in, at least 30 days written notice is required. If the Residents have been in possession for longer than one year, Landlord shall provide Residents with at least a 60 day written notice to terminate tenancy. Residents shall comply with all notice provisions in paragraph 32 (Default by Resident).
	(the "Dwelling") for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner listed above (or any of owner's successors' in interest or assigns). Written notice to or from our managers constitutes notice to or from us. If anyone else has guaranteed performance of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached.	4. SECURITY DEPOSIT. Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all residents in the dwelling is \$4095.00, due on or before the date this Lease Contract is signed. See paragraphs 52 (Security Deposit Deductions and Other Charges) and 53 (Deposit Return, Surrender, and Abandonment) for security deposit return information. The security deposit may not exceed 2 month's rent for an
1	OCCUPANTS. The dwelling will be occupied only by you and (list all other occupants not signing the Lease Contract):	unfurnished dwelling, and 3 month's rent for a furnished dwelling. The security deposit may not exceed two and a half month's rent for an unfurnished dwelling, and three and a half month's rent for a furnished dwelling in the event you install water furniture.
		Santa Cruz County Residents. You have the right to receive yearly interest on your security deposit at a rate of%. We may be liable for damages if we don't comply under Santa Cruz County Code §8.42 and Cal Civ. Code §1950.5.
		5. KEYS. You will be provided5 Dwelling key(s), FOB(s), and/or5 other access device(s) for access to the building and amenities at no additional cost at move-in. If the key, FOB, or other access device is

not returned or is returned damaged when you move checked: out, you will be responsible for the costs for the water; gas; electricity; master antenna replacement and/or repair of the same. You agree wastewater; **a** cable TV; not to clone or otherwise duplicate your assigned trash; access device(s), Dwelling key(s), mailbox key(s), or other 🔲 FOB(s) without express written permission from us. You'll pay for all other utilities, related deposits, and **6. RENT AND CHARGES.** Unless modified by addenda, any charges, fees, or services on such utilities. You you will pay \$ 3345.00 per month for rent, must not allow utilities to be disconnected payable in advance and without demand: including disconnection for not paying your bills at the on-site manager's office, or until the lease term or renewal period ends. Cable at our online payment site, or channels that are provided may be changed during at the Lease Contract term if the change applies to all residents. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-powered lighting. If any utilities are **446.00** is due for the Prorated rent of \$ \_\_ submetered for the dwelling unit, or prorated by an remainder of [check one]: 🗵 1st month or allocation formula, we will attach an addendum to 2nd month, on July 28 this Lease Contract in compliance with state agency 2023 rules or city ordinance. Otherwise, you must pay your rent on or before **8. INSURANCE.** Our insurance does not cover the loss the <u>5th</u> day of each month (due date) with of your personal possessions or personal injury and no grace period. Cash is unacceptable without our it is recommended that you consider purchasing prior written permission. You must not withhold or renter's insurance and flood insurance to insure offset rent unless authorized by statute. We may, at your possessions from loss due to fire, flood, or other our option, require at any time that you pay all rent risk of loss. We are not responsible to any resident, and other sums in cash, certified or cashier's check, guest, or occupant for damage or loss of personal money order, or one monthly check rather than property or personal injury from (including but not multiple checks. At our discretion, we may convert limited to) fire, smoke, rain, flood, water and pipe any and all checks via the Automated Clearing House leaks, hail, ice, snow, lightning, wind, explosions, (ACH) system for the purposes of collecting payment. earthquake, interruption of utilities, theft, hurricane, Rent is not considered accepted, if the payment/ACH negligence of other residents, occupants, or invited/ is rejected, does not clear, or is stopped for any uninvited guests or vandalism unless otherwise reason. If you don't pay all rent on or before the required by law. expiration of one business day after the due date, In addition, we urge all residents, and particularly you'll be delinquent. You will be obligated to pay to those residing in coastal areas, areas near rivers, **75.00** if you fail to pay any us a fee of \$ \_\_ and areas prone to flooding, to obtain flood insurance. amount when due under this Contract. You agree Renter's insurance may not cover damage to your that this amount is the result of our reasonable property due to flooding. A flood insurance resource endeavor to approximate actual losses (administrative which may be available includes the National Flood wages, interest on late rent accruing) caused by the Insurance Program managed by the Federal late payment of rent. The Parties agree that it is Emergency Management Agency (FEMA). impracticable and extremely difficult to affix the actual damage caused by payment of late rent. You'll We 🗷 require 🔲 do not require you to get your own also pay a charge of \$25.00 for each returned check insurance for losses to your personal property or or rejected electronic payment. For additional injuries due to theft, fire, water damage, pipe leaks returned checks you'll pay a charge of \$35.00. If you and the like. are delinquent, all remedies under this Lease If renter's insurance is required, you shall maintain Contract will be authorized. If you are delinquent, at all times during the Term of this Lease, at your sole all remedies under this Lease Contract and California expense, a renter's insurance policy, or its equivalent, law will be authorized. A negative credit report issued by a licensed insurance company in a minimum reflecting on your credit record may be submitted policy coverage amount of \$ \_\_\_\_\_100000.00 to a credit reporting agency if you fail to fulfill your and you shall provide us with proof of such insurance credit obligations under this Lease. All payment to our satisfaction. If no box is checked, renter's obligations under this Lease Contract shall constitute insurance is not required. rent under this Lease Contract. Additionally, you are [check one] 🛮 required to **X Rent Concession.** If this box is checked, you and purchase personal liability insurance we have entered into an Addendum for a Rent not required to purchase personal liability Concession. The Addendum is attached. Please read insurance. If no box is checked, personal liability it thoroughly. insurance is not required. If required, failure to maintain personal liability insurance is an incurable

**7. UTILITIES.** We'll pay for the following items, if

lost or becomes damaged during your tenancy or is

breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law.

The dwelling is **X** is not located in a special flood hazard area or an area of potential flooding. We have knowledge that the dwelling is in a special flood hazard area if: (1) we received written notice from any public agency, or, (2) our mortgage holder requires us to carry flood insurance, or (3) we currently carry flood insurance. You may obtain more information about hazards, including flood hazards, that may affect your dwelling from the Internet Web site of the Office of Emergency Services (http://www.caloes.ca.gov/). The Internet Web site address for the MyHazards tool is http://myhazards. caloes.ca.gov/. Our insurance does not cover the loss of the tenant's personal possessions. We recommend that you consider purchasing renter's insurance and flood insurance to insure your possessions from loss due to fire, flood, or other risk of loss. We are not required to provide additional information concerning the flood hazards to the property. The information provided herein is deemed adequate to inform you.

9. LOCKS AND LATCHES. We will provide an operable deadbolt lock on each main swinging entry door of the dwelling in compliance with California Civil Code, Section 1941.3, subject to statutory exceptions. We will provide window security or locking devices as required by that statute. Keyed lock(s) will be rekeyed after the prior resident moves out. The rekeying will be done before you move in. You must notify us immediately of any inoperable door, window, latch, or lock. You may at any time ask us to change or rekey locks or latches during the Lease Term. We must comply with those requests, but you must pay for them, unless otherwise provided by law.

Payment for Rekeying, Repairs, Etc. Unless otherwise required by law, you must pay for all repairs or replacements arising from misuse or damage to devices by you or your household members, occupants, or guests during your occupancy. You may be required to pay in advance if we notify you within a reasonable time after your request that you are more than 30 days delinquent in reimbursing us for repairing or replacing a device which was misused or damaged by you, your guest or an occupant; or if you have requested that we repair or change or rekey the same device during the 30 days preceding your request and we have complied with your request. Otherwise, you must pay immediately after the work is completed.

## Special Provisions and "What If" Clauses

- 10. SPECIAL PROVISIONS. The following special provisions and any addenda or written rules furnished to you at or before signing will become a part of this Lease Contract and will supersede any conflicting provisions of this printed Lease Contract form.

  See any additional special provisions.
- 11. EARLY MOVE-OUT. If you move out early without our written consent or without paying us a negotiated lease termination fee, you will be liable to us for actual damages, including liability for rents during the entire remainder of your lease term (less mitigation) and for the cost of finding and processing a replacement resident, paying locator service fees, cleaning, make-ready costs, etc. In addition to any other rights and remedies allowed by law, we shall have the remedy set forth in Civil Code Section 1951.2.
- **12.REIMBURSEMENT.** You must promptly reimburse us for loss, damage, government fines, or cost of repairs or service in the Community due to a violation of the Lease Contract or rules, improper

use, or negligence by you or your guests or occupants. Unless the damage or wastewater stoppage is due to our negligence, we're not liable for—and you must pay for—repairs, replacement costs, and damage to the following that result from you or your invitees, guests, or occupants' negligence or intentional acts: (1) damage to doors, windows, or screens; (2) damage from windows or doors left open; and (3) damage from wastewater stoppages caused by improper objects in lines exclusively serving your dwelling. We may require payment at any time, including advance payment of repairs for which you're liable. Delay in demanding sums you owe is not a waiver.

## 13. PROPERTY LEFT IN DWELLING.

Storage After Surrender, Abandonment, or **Eviction.** We may remove and/or store all property remaining in the dwelling or in common areas (including any vehicles you or any occupant or guest owns or uses) if you are judicially evicted or if you surrender or abandon the dwelling (see definitions in paragraph 53 (Deposit Return, Surrender, and Abandonment)). We will use reasonable care in storing the property; but we're not liable for casualty loss, damage, or theft unless caused by deliberate or negligent act on our part. We may store the property either in the dwelling or in another safe place until (1) we release the personal property described in the notice to you or other persons we reasonably believe to be the owner of the property and we shall not require you to pay the cost of