

1. Notice of Renewal of Rental Agreement Month-to-Month

1.1 RENEWAL OF RESIDENTIAL RENTAL AGREEMENT

This Renewal Agreement dated 11/29/2023 is a rider to and forms a part of the original Residential Rental Agreement (the "AGREEMENT") between Pure Property Management Inc dba Select 1 Realty Property Management, the agent for the Owner/Landlord along with Alicia M. Bicksler, David R. Bicksler and all others in possession of the property as Tenant(s) for the property located at:

ADDRESS:
1422 Charisma Way
Brentwood, CA 94513

The Agreement is hereby extended for an additional term:

Rental rate of \$3,370.00 per month, beginning 01/01/2024 and continuing on a month to month tenancy.

Utilities: tenant responsible for all utilities and lawn care is provided

Resident Benefit Package. Addendum Attached.

If you are the owner of a Pet the Pet Rent of \$50.00 per month, per pet, and the terms of the Pet Addendum will apply.

Please find attached a Resident Benefit Package Addendum. Please mark the appropriate Plan Box and authorize at the bottom of the Addendum. This fee will be added to your monthly rental rate.

ALL OTHER COVENANTS AND CONDITIONS OF THE RENTAL AGREEMENT SHALL REMAIN IN EFFECT, AND NO COVENANT OR CONDITION OF THE AGREEMENT SHALL BE DEEMED WAIVED BY ANY ACTION OR NON-ACTION IN THE PAST.

As always, per California Law a 30-Day Notice must be given if you wish to terminate your tenancy. Pure Property Management, Inc. dba Select 1 Realty Property Management only accepts Terminations of Tenancy on the 1st of the month prior to your move-out date.

By initialing below, you acknowledge and agree to the terms in Section 1.

X A B
Alicia M. Bicksler

X D B
David R. Bicksler

2. Proposition 65 Warning

2.1 PROPOSITION 65 DISCLOSURE

THIS PROPERTY MAY CONTAIN CHEMICALS KNOWN TO THE STATE OF CALIFORNIA TO CAUSE CANCER AND BIRTH DEFECTS OR OTHER REPRODUCTIVE HARM

Office of Environmental Health Hazard Assessment

Proposition 65 in Plain Language

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WHAT IS PROPOSITION 65?

In November 1986, California voters overwhelmingly approved an initiative to address growing concerns about exposures to toxic chemicals. That initiative became the Safe Drinking Water and Toxic Enforcement Act of 1986, better known by its original name.

WHAT DOES PROPOSITION 65 REQUIRE?

Proposition 65 requires the Governor to publish a list of chemicals that are known to the State of California to cause cancer, birth defects or other reproductive harm. Agents that cause cancer are called carcinogens; those that cause birth defects or other reproductive harm are called reproductive toxicants. This list must be updated at least once a year. Over 700 chemicals have been listed as of March 10, 2000.

Proposition 65 imposes certain controls that apply to chemicals that appear on this list. These controls are designed to protect California's drinking water sources from contamination by these chemicals, to allow California consumers to make informed choices about the products they purchase, and to enable residents or workers to take whatever action they deem appropriate to protect themselves from exposure to these harmful chemicals.

Thus, Proposition 65 also provides a market-based incentive for manufacturers to remove listed chemicals from their products.

The benefits of the Proposition have their costs. Businesses have incurred expenses to test products, develop alternatives, reduce discharges, provide warnings and otherwise comply with the requirements of the proposition. Recognizing that compliance with the proposition comes with a price, Cal/EPA and the Office of Environmental Health Hazard Assessment (the lead agency for Proposition 65 implementation) have worked hard to minimize any unnecessary regulatory burdens and ensure that placement of a chemical on the list is done in accordance with rigorous science in an open public process.

WHAT KIND OF CHEMICALS ARE ON THE LIST?

The list contains a wide range of chemicals, including dyes, solvents, pesticides, drugs, food additives, and byproducts of certain processes. These chemicals may be naturally occurring or synthetic. Some of them are ingredients of common household products, others are specialty chemicals used in very specific industrial applications.

HOW DOES A CHEMICAL GET LISTED?

The State of California relies upon information that already exists in the scientific literature when determining the threat of a chemical. A chemical is listed if the "state's qualified experts" – two independent committees of scientists and health professionals appointed by the Governor – find that the chemical has been clearly shown to cause cancer or birth defects or other reproductive harm. In addition, a chemical can be listed if it has been classified as a carcinogen or as a reproductive toxicant by an organization that has been designated as "authoritative" for purposes of Proposition 65. For carcinogens, the organizations that have been designated as authoritative by OEHHA Science Advisory Board's Carcinogen Identification Committee as the U.S. Environmental Protection Agency, U.S. Food and Drug Administration, National Institute for Occupational Safety and Health, the National Toxicology Program and the International Agency for Research on Cancer. government.

The OEHHA Science Advisory Board's Developmental and Reproductive Toxicant Identification Committee have designated the following organizations as "authoritative bodies" for reproductive toxicants: the U.S. Environmental Protection Agency, U.S. Food and Drug Administration, National Institute for Occupational Safety and Health and International Agency for Research on Cancer (limited only to transplacental carcinogenicity). A chemical can also be listed if it is required to be labeled or identified as a carcinogen or as a reproductive toxicant by an agency of the state or federal

WHAT ARE THE RESPONSIBILITIES OF COMPANIES DOING BUSINESS IN CALIFORNIA?

Any company with ten or more employees that operates within the State or sells products in California must comply with the requirements of Proposition 65. Under Proposition 65, businesses are:

1. prohibited from knowingly discharging listed chemicals into sources of drinking water; and
2. required to provide "clear and reasonable" warning before knowingly and intentionally exposing anyone to a listed chemical.

This warning can be given by a variety of means, such as by labeling a consumer product, by posting signs at the workplace, or by publishing notices in a newspaper.

WHAT DOES A WARNING MEAN?

If you are given a warning or if a warning is posted in a workplace, a facility or an area in your community, this means that the business issuing the warning knows or presumes that one or more listed chemicals is or may be present in its product, in its workplace, or in its emissions into the environment. Under the law, a warning must be given unless a business demonstrates that the potential exposure poses no significant risk.

For a chemical that is listed as a carcinogen, the "no significant risk" level is defined as the level which is calculated to result in not more than one excess case of cancer in 100,000 individuals exposed over a 70-year life span. In other words, if you are exposed to the chemical in question at this level every day for 70 years, theoretically it will increase your chances of getting cancer by no more than 1 case in 100,000 individuals so exposed.

For chemicals that are on the list as reproductive toxicants, the "no significant risk" level is defined as the level of exposure which, even if multiplied by 1,000, will not produce birth defects or other reproductive harm. That is, the level of exposure is below the "no observable effect level (NOEL)," divided by 1,000. (The "no observable effect level" is the highest dose level which has not been associated with an observable reproductive harm in humans or test animals.)

When a warning is given by a business, it means one of two things:

1. **the business has evaluated the exposure and has concluded that it exceeds the no significant risk level; or**
2. **the business has chosen to provide a warning simply based on its knowledge of or concern about the potential presence of a listed chemical, without attempting to evaluate the exposure. In these cases, exposure could be below the Proposition 65 level of concern, or could even be zero.**

Since businesses do not file reports with the State regarding what warnings they have issued and why, the State is not able to provide further information about any particular warning which you may have received. The business issuing the warning is the appropriate party to contact if you seek more specific information about the warning, such as what chemicals are involved, in what manner these chemicals are present, and how exposures to those chemicals may or may not occur.

WHAT HAS BEEN ACCOMPLISHED AS A RESULT OF PROPOSITION 65?

Proposition 65 has provided an effective mechanism for reducing certain exposures that may not have been adequately controlled under existing federal or state laws. For example, a Proposition 65 enforcement action has resulted in the reduction of the amount of lead in ceramic tableware. Air emissions of certain chemicals – including ethylene oxide, hexavalent chromium and chloroform – from facilities in California have been significantly reduced as a result of Proposition 65.

Certain chemicals on the list are no longer used as constituents of some commonly used products – for example, trichloroethylene is no longer used in most correction fluids, toluene has been removed from many nail care products, and foil caps on wine bottles no longer contain lead.

Proposition 65 has resulted in the extensive dissemination of important information regarding the dangers to the unborn child of drinking alcoholic beverages during pregnancy. The warnings about alcoholic beverage consumption during pregnancy are perhaps the most widespread and visible type of warning issued as a result of Proposition 65.

FOR FURTHER INFORMATION

Contact the Office of Environmental Health Hazard Assessment's Proposition 65 Implementation Office at (916) 445-6900.

By signing below, you acknowledge and agree to the terms in Section 2.

X Alicia Bicksler

Lessee

IP Address: 67.161.54.26
12/14/2023 09:56am PST

X David Bicksler

Lessee

IP Address: 67.161.54.26
12/27/2023 06:21am PST

3. Resident Benefit Package

3.1 RESIDENT BENEFIT PACKAGE PLAN A

Resident Benefit Package Addendum Resident and Landlord mutually agree the Resident Benefit Package is defined as follows and variations of inclusions may exist due to property specifications. The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element(s) of the package are unavailable due to a lack of HVAC or other property-specific limitations.

Resident is required to maintain liability insurance at all times during occupancy. If Resident would like the required insurance included as part of the monthly cost, please choose PLAN A. If Resident would prefer to secure their own insurance, along with the necessary additional insured endorsements, and provides proof of their own insurance, choose PLAN B.

Please select PLAN A or PLAN B from the options below:

Plan A (\$39/month) Includes:

1. Build your credit score: Landlord provides credit reporting to cast positive payment history through a third-party service. Landlord is not responsible for any misrepresentation, erroneous reporting, and/or lack of reporting by the third-party service. Resident understands that any disputes will be handled directly between Resident and the thirdparty service.
2. Pinata Resident Rewards: Resident acknowledges that a Resident rewards program is made available to them by Landlord. Rewards are to be accessed online and are activated at Resident's sole discretion through use of a mobile application provided by the rewards provider. Pinata Rewards will provide Resident with available rewards as a preferred customer of Landlord.
3. Tenant Liability Insurance Policy: (includes) a.\$20,000 Renter Content Coverage (\$250 deductible) under the property management company master policy. Policy coverage is based on replacement cost. b. \$100,000 Tenant Liability Insurance Coverage under the property management company master policy. c.\$10,000 Renters Bodily Injury Coverage (\$250 deductible).
4. HVAC Filter Delivery: Resident is responsible for replacing all A/C and heating system filters at the property on a quarterly basis. The only filters to be used at the property will be provided by Landlord and will be mailed directly to the property approximately every 90 days. Resident shall properly install the filter within two (2) days of receipt. Resident hereby acknowledges that the filters are dated to verify replacement and are subject to inspection by Landlord upon reasonable notice. If at any time Resident cannot properly or timely install a filter Resident shall immediately notify Landlord in writing. Resident's failure to properly and timely replace the filters is a material breach of this agreement and Landlord shall be entitled to exercise all rights and remedies it has against Resident and Resident shall be liable to Landlord for all damages to the property, A/C or heating system.
5. \$1M ID Protection: By executing this agreement, you are agreeing to Aura's IdentityGuard Terms of Service and Privacy Policy with respect to the identity theft protection service provided as part of the RBP, which can be found at www.identityguard.com.
6. Late Fee/NSF Forgiveness: One-time late fee or Non-Sufficient Fund forgiveness.
7. Resident Portal: Personalized Online Portal to conveniently submit all maintenance requests, payments and electronic documents by using your computer or smartphone.
8. Emergency Maintenance Services: Dedicated after-hours maintenance emergency number where you can call in and speak to a person who will assist with the situation.

Plan B (\$27/month) Includes:

1. Build your credit score: Landlord provides credit reporting to cast positive payment history through a third-party service. Landlord is not responsible for any misrepresentation, erroneous reporting, and/or lack of reporting by the third-party service. Resident understands that any disputes will be handled directly between Resident and the third-party service.
2. Pinata Resident Rewards: Resident acknowledges that a Resident rewards program is made available to them by Landlord. Rewards are to be accessed online and are activated at Resident's sole discretion through use of a mobile application provided by the rewards provider. Pinata Rewards will provide Resident with available rewards as a preferred customer of Landlord.
3. HVAC Filter Delivery: Resident is responsible for replacing all A/C and heating system filters at the property on a quarterly basis. The only filters to be used at the property will be provided by Landlord and will be mailed directly to the property approximately every 90 days. Resident shall properly install the filter within two (2) days of receipt. Resident hereby acknowledges that the filters are dated to verify replacement and are subject to inspection by Landlord upon reasonable notice. If at any time Resident cannot properly or timely install a

filter Resident shall immediately notify Landlord in writing. Resident's failure to properly and timely replace the filters is a material breach of this agreement and Landlord shall be entitled to exercise all rights and remedies it has against Resident and Resident shall be liable to Landlord for all damages to the property, A/C or heating system.

4. \$1M ID Protection: By executing this agreement, you are agreeing to Aura's IdentityGuard Terms of Service and Privacy Policy with respect to the identity theft protection service provided as part of the RBP, which can be found at www.identityguard.com.

5. Late Fee/NSF Forgiveness: One-time late fee or Non-Sufficient Fund forgiveness.

6. Resident Portal: Personalized Online Portal to conveniently submit all maintenance requests, payments and electronic documents by using your computer or smartphone.

7. Emergency Maintenance Services: Dedicated after-hours maintenance emergency number where you can call in and speak to a person who will assist with the situation.

Under Plan B, Resident is responsible to provide a certificate of insurance to the Property Manager upon lease signing and with all renewals. In the event a copy of the insurance policy or certificate of insurance is not provided when requested, Resident will AUTOMATICALLY be enrolled in PLAN A to ensure proper coverage.

By signing below, you acknowledge and agree to the terms in Section 3.

X Alicia Bicksler

Lessee IP Address: 67.161.54.26
12/14/2023 09:57am PST

X David Bicksler

Lessee IP Address: 67.161.54.26
12/27/2023 06:26am PST

1500 A Street • Antioch, CA 94509
(925) 706-9000

4. Security Deposit Addendum

4.1 SECURITY DEPOSIT ADDENDUM

You waive payment of the security deposit of \$ in lieu of the indicated monthly payment amount \$81.00 .

This Rental Agreement Addendum is attached to and becomes a part of the Residential Rental Agreement ("Rental Agreement") between Landlord/Property Manager (Landlord) and Tenant(s). Both parties are bound by the terms of this Rental Agreement Addendum.

Tenant hereby agrees to waive the standard Security Deposit of

Your waiver of the standard Security Deposit charge, listed above, commits and requires tenant(s) to the monthly fee of \$81.00 Fee will be added to you monthly charges for the term of the Rental Agreement plus any and all extensions of the Rental Agreement, Renewals.

Your Rental Agreement contractually requires that you (tenant(s)) post a Security Deposit to secure compliance with the terms and conditions of your Rental Agreement. The Security Deposit may be used by Landlord as reimbursement for amounts contractually recoverable from you under your Rental Agreement. In lieu of the Security Deposit, Landlord/Property Manager offers to waive the one-time Security Deposit in exchange for payment of the monthly fee indicated above for the term of the Lease Agreement. This waiver does not waive the requirement that tenant(s) adhere to the terms and conditions of your Rental Agreement. If you have questions, your Property Manager can provide you with an Explanation of Protections, which is incorporated into this Lease Addendum by reference.

I HAVE READ AND UNDERSTAND THIS ADDENDUM

By signing below, you acknowledge and agree to the terms in Section 4.

X Alicia Bicksler

Lessee

IP Address: 67.161.54.26
12/14/2023 09:57am PST

X David Bicksler

Lessee

IP Address: 67.161.54.26
12/27/2023 06:28am PST

1500 A Street • Antioch, CA 94509
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5. Tenant Fee Schedule Addendum

5.1 TENANT FEE SCHEDULE ADDENDUM

1422 Charisma Way
Brentwood, CA 94513

These charges have been put in place to offset the cost and time involved needed to address each issue listed below on behalf of the tenant.

Failing to Transfer or Connect Utilities Fee - \$125.00 This fee is charged when a tenant fails to connect utilities in their name after taking possession of the property. Also, the resident will be charged prorated utility charges. **The charge is for each utility not transfer into the tenants' name.**

"Notice to Vacate" Eviction Posting Fee - \$50.00 This fee is charged when rent is late, and we must physically deliver or post a Notice to Vacate at the property. Tenants who breach the lease are subject to be put in default and/or lease termination. Owner reserves right to seek all reasonable and necessary pre-litigation and litigation costs to evict tenant including attorney's fees.

Late Rent Fee - \$125.00 This fee is charged when rent is late. Rent is due on the first day of the month. You will receive notification of rent being due thru Appfolio. This fee is not part of rent and is an addional charge to your account.

Certified Letter Fee - \$25.00 This fee will be levied for any occasion the tenant is sent a certified letter for negative reasons. Examples are a pending eviction, an unauthorized pet, failure to respond to email and telephone correspondence from Pure Property Management Inc. or any other lease violation.

After-Hours Maintenance Fee - \$95.00 **This fee will be assessed on a case-by-case basis and does not apply to emergency calls such as HVAC or water issues.** This fee is charged to a tenant in the event an after-hours maintenance call is required for a routine service call. We understand that tenants have careers and can only be home at certain times after work or on the weekends the same applies to our staff. It is the policy of Pure Property Management Inc. not to perform any work on a property on behalf of the tenant without the tenant being home to allow for access to the home. We feel this will avoid issues of missing items in the home, or any uneasy feelings of key security.

Failure to make the property accessible for any reason Fee - \$75.00 per occurrence. If Landlord or Landlord's agents are denied or are not able to access the property for any reason: Required Rental Housing Inspections, Require Annual Inspections of the property, Appraisers needing access for refinancing needs, Unauthorized Pets on the property, Deadbolt(s) left lock, Security System Armed, Canceled Scheduled appointment, Etc.

HOA & Lease Violation Administration Fee - \$75.00 This fee will be charged anytime the homeowner or Pure Property Management Inc. receives a letter for rule enforcement from the Homeowner's Association (HOA), and/or tenant has violated a condition of the lease agreement. This fee is in addition to any fine charged by the Homeowner's Association. The most common examples are the lawn needing to be mowed and edged (tenant responsibility), the garbage cans left in sight from the street on non-garbage pickup days, unauthorized boats or trailers parked in the driveway or on the street, A/C filters not being changed monthly, unauthorized pet on the property, unauthorized trampolines, etc. If Pure Property Management Inc. must reinspect property for a Tenant's lease violation, Tenant will also be charged a \$125.00 inspection fee per occurrence.

Lease Processing Fee for Lease Modifications - \$195.00 This fee will be charged if a tenant wants an administrative action that will cause their lease agreement to be modified. If a resident would like to remove or add an occupant from or to a Rental Agreement, add a pet to a Rental Agreement or anything that will cause the lease to be modified, a processing fee of \$195.00 will be charged to the tenant. We cannot remove the financially responsible parties from the lease agreement until the end of the lease. California laws requires all adults of the age of 18 to be on the Rental Agreement. Occupancy of an 18-year-old adult who is not on the Rental Agreement is terms for immediate termination of the Rental Agreement.

Lease Renewal Fee - \$100.00 This fee would be charged once a tenant signs a lease renewal with Pure Property Management Inc. This covers the administrative costs of preparing and executing a lease renewal and offers the convenience of electronic signatures. This fee is only charged if there is no communication with Pure Property Management Inc., and we do not receive the Renewal Notice 5 days before the renewal is to take place or the last day on the Rental Agreement.

Failure to Maintain Utilities - \$150.00 Tenants vacating the property are required to maintain utilities until the move-out inspection has been completed. Failure to maintain utilities requires the staff to reschedule and dispatch the inspector, schedule utilities to be reconnected, delays any repairs that might be needed, and potentially costs the owner days of rent.

Move-Out Property Survey Report - \$195.00 This charge is assessed when the property is not left in a make-ready condition, in addition to

the Make-Ready Coordination Fee. This pays for the move-out report showing the condition the property was left in.

Make-Ready Coordination Fee for Cleaning or Repairs - \$295.00 This fee will be charged if Pure Property Management Inc., has to make additional arrangements to provide maid service, lawn service, carpet cleaning, or repairs to any damages done to the home that calls for repair because of tenant negligence. Receipts are kept for costs involved, and can be provided to the tenant. This fee is \$295.00 and is meant to cover the administrative cost in organizing this work on the tenant's behalf.

Failure to return keys - \$75.00 Failure to turn in keys means that the tenants have not returned possession of the property back to Pure Property Management Inc., and tenants can be charged additional rent. The lease states the tenants must return all keys, remote controls, and pool/property access passes. Failure to do so causes additional staff time locating and coordinating the re-issuance of said devices. The amount charged for lost remotes and pool/gate access devices will be their combined retail value.

Holdover Fee – Three Times Monthly Rent This fee will be charged if the tenant has remained in the home after the proper 30-day Notice to Vacate was delivered in accordance with the lease agreement.

Stop Payment Fee - \$50.00 This fee is charged if a tenant does not receive a check from Pure Property Management Inc. for any reason that is the fault of the tenant. An example would be if we were provided the wrong forwarding address and our check to you is lost in the mail. This necessitates a stop payment on that check and issuance of another check. We are charged a fee for stop payment by our bank, and that cost would be passed along to the outgoing tenant.

Re-Issue Check Fee - \$25.00 This fee is charged to the tenant when through the fault of the tenant a check is lost and Pure Property Management Inc. must re-issue a check to them. It usually coincides with the stop payment fee.

Check Processing Fees for Non electric funds - \$15.00. This is a administration fee for processing checks manually into Appfolio. This fee includes but is not limited to personal checks, money orders or certified checks delivered to the office either in person or by mail.

Court Appearance Fee - \$750.00 In the event a that a trial is scheduled due to the tenant's failure to resolve any issues surrounding the Notice to Vacate, this charge is applied to offset the cost of an employee to appear in court. This charge is in addition to any cost associated with the eviction including but not limited to attorney fees and costs charged by the court.

Collection Administration Fee – 5.00% of the balance owed. This fee will be charged to a tenant in the event we have to initiate a collection to recoup any funds owed to Pure Property Management Inc. or the property owner. This will include rent, late fees, NSF fees, or any other past due items. All charges listed above are assessed on a case-by-case basis. This list does not encompass all possible charges that can occur in the handling of tenant issues during and after the term of the lease agreement. This fee does not cover any fee that the Collection company may charge.

Walk-Thru Fee - \$125.00 This fee would be charged if the tenant requests an in-person walk-thru either to move into the home or when moving out of the home. An escorted walk-thru of a property with the tenant and a representative of Pure Property Management Inc. is above and beyond the regular practice of a vacant home walk-thru. This fee is charged because the tenant often still has access to the home via keys, and often has possessions still in the home requiring us to do an extra walk-thru once the locks have been changed and the tenant has completely vacated.

Lock out/lost Keys, Fobs, Passes Openers, Remotes - \$150.00 each. This fee will be charged when the tenant(s) lose any of the following items: House Keys, Garage door remotes, Security Gate keys, Security Gate remotes or Security Gate Fobs, Parking Passes, Entry gate passes, Visitor parking passes, Pool keys or Pool Fobs, Mail Box keys, Indoor or Outdoor Ceiling Fan Remotes.

Unauthorized Pet Charge. In the event of harboring, pet sitting, caring for, fostering or allowing a pet at the property without proper notification to the management company will result in a \$1,000.00 fine for having an unauthorized pet at the property and a violation of the rental agreement.

Non-Disparagement / Representations - Pure Property Management Inc. and Tenant(s) mutually agree, that as additional consideration, specifically the mutuality of this clause, each is prohibited from making disparaging remarks/statements or publications regarding the other to any third party, internet, or other sites, effective the date of this agreement. This provision relates to remarks statements/publications regarding this agreement or either parties' performance under this Agreement, or subsequent to any termination of this agreement. If any dispute arises regarding whether any remark/statement or publication is disparaging, the parties agree that for purposes of this provision, expressly including the enforcement of this provision detailed below, that any remark/statement or publication shall be irrefutably deemed disparaging if: (1) the other party requests, in writing, that the writing/publishing party remove the remark and/or publication; and (2) the remark and/or publication is not removed within two days of said requests. Pure Property Management & Tenant(s) mutually agree that damages for failure to comply with this provision shall be liquidated at two hundred dollars per day for each remark/statement/representation that is disparaging or is not removed within two days of request to remove said remark/ statement/representation.

& Tenant(s) further agree that enforcement of this provision is appropriate through a temporary restraining order and/or injunctions and permanent injunctions, notwithstanding any rights under the First Amendment to the United States and California Constitutions, and that any party who prevails on enforcement of this provision, whether for monetary damages or injunctive relief is entitled to recover attorney fees against the other.

Venue - Pure Property Management Inc. & Tenant(s) expressly submit to the jurisdiction of the State of California and agree that venue in any litigation touching or concerning this Agreement shall be proper ONLY in California.

At Pure Property Management Inc., we ask that you give us the same respect we are happy to offer you, and will not tolerate physical, verbal,

or psychological abuse. Any threatening or potentially harmful behavior directed toward any of our staff, employees, or representatives, is grounds for non-renewal of the lease agreement.

Any information on your rental history requested of us for law-enforcement, governmental, or business purposes may be provided. We may also report rental payment data to credit agencies.

By signing below, you acknowledge and agree to the terms in Section 5.

X Alicia Bicksler

Lessee

IP Address: 67.161.54.26

12/14/2023 09:58am PST

X David Bicksler

Lessee

IP Address: 67.161.54.26

12/27/2023 06:32am PST



Resident Benefits Package

"I'm getting way more out of renting than I ever did before"

-Helen S.

Featured In:



Forbes

House

yahoo!

Inc.

★ Trustpilot



Over 15,000
5-star reviews

Benefits so good, you may never want to leave.

At PURE Property Management, all of our residents get the #1, most-awarded experience:



\$1M Identity Protection

1 in 4 Americans are victims of identity fraud. All adult leaseholders get \$1M coverage backed by AIG, monitoring through IBM's Watson, and a dedicated, US-based Identity Restoration Specialist.



Credit Building

We report every rent payment so you build credit. Average increases of 23 to 42 points in resident scores, so you can qualify for more and save hundreds. We can report up to the past 24 months for an immediate boost.



Filter Delivery Service

Changing filters is as easy as opening the front door. This service helps you save up to \$250/year and reduces the hassles of repairs.



24/7 Maintenance Coordination

It always seems like things happen after hours. This makes reporting those pesky maintenance issues easy and fast either online or by phone.



Online Portal

Access your documents and pay rent through our easy to use online portal.



Resident Rewards Program

Rent day is now rewards day. You'll get cash, giftcards, and exclusive discounts you can use to save up to \$4500/year on everyday expenses.



Late Fee Forgiveness

One-time late fee forgiveness per calendar year.



Tenant Liability Insurance Policy

Includes Renter Content Coverage, Tenant Liability Insurance Coverage and Renters Bodily Injury Coverage.



More

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(925) 706-9000

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All_Your_Benefits_with_Pure_PM.pdf

X Alicia Bicksler

Lessee

IP Address: 67.161.54.26
12/14/2023 09:58am PST

X David Bicksler

Lessee

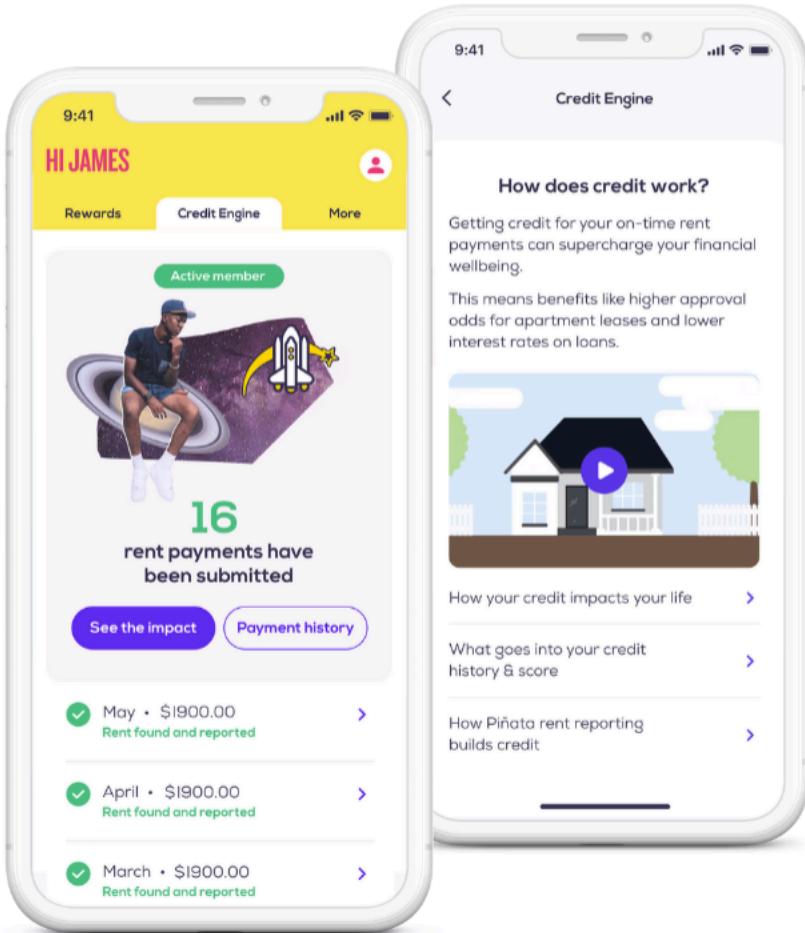
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BOOST CREDIT SCORES

Rent payments to all three credit bureaus: Transunion, Equifax, Experian

We provide your renters with their credit score and education, along with the full rent payment history for simplified tracking.

- Reduce delinquency
- Increase ancillary revenue
- Reduce collections cost



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7

Boost_Credit_Scores.pdf

X Alicia Bicksler

Lessee

IP Address: 67.161.54.26
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X David Bicksler

Lessee

IP Address: 67.161.54.26
12/27/2023 06:35am PST



How do I know what size filter I need?

It's super simple.

If you already have an air filter, the size is located on one of the frame's edges.

You can also measure the length and width of the air intake opening to get your filter size. Just round up to the nearest inch and you're good to go.

Where are my air filters?

You can find them in two places.

At your HVAC system

In your air return vents



Second  Nature

20x20x1

ACTUAL FILTER SIZE:
 $19\frac{3}{4} \times 19\frac{3}{4} \times \frac{3}{4}$ INCHES

What do I do with this info?

Submit your filter size as requested by your Property Manager.

Anything else?

Sure! Now you can kick back and watch the right size filters show up right on schedule. It's off of your to-do list forever.

1500 A Street • Antioch, CA 94509
(925) 706-9000

8

How_to_find_your_filter_size.pdf

X Alicia Bicksler

Lessee IP Address: 67.161.54.26
12/14/2023 09:58am PST

X David Bicksler

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WHAT'S SO IMPORTANT ABOUT IAQ?

GOOD INDOOR AIR QUALITY (IAQ) makes the great indoors a more pleasant place to be. It improves our health, increases productivity, and helps us concentrate and learn. **Take a tour around town to find out how IAQ affects you, no matter where you are.**

AT THE OFFICE

THE DANGER WITHIN: HVAC systems can act as sources of pollutants.¹

WORKER WELLNESS: Poor IAQ is tied to headaches, fatigue, trouble concentrating and irritation of the eyes, nose, throat and lungs.²

POWER TO THE PEOPLE: People have less control over the indoor environment in their offices than they do in their homes.³

¹ www.cdc.gov/niosh/topics/indoorenv/hvac.html
² www.osha.gov/SLTC/indoorairquality/index.html
³ https://www.epa.gov/indoor-air-quality-iaq/indoor-air-quality-offices-and-other-large-buildings



AT THE HOSPITAL

INFECTION DETECTION: Airborne spread of tuberculosis, influenza or the common cold can be controlled by an HVAC system.⁴

AIRBORNE DISEASE: Infectious particles can stay airborne for hours and be transported over long distances.⁵

HEALTHIER HOSPITAL: High-efficiency particulate filters are likely to reduce airborne infectious particles.⁶

⁴ https://www.ashrae.org/File%20Library/docLib/About%20Us/PositionDocuments/Airborne-Infectious-Diseases.pdf
⁵ https://www.ashrae.org/File%20Library/docLib/About%20Us/PositionDocuments/Airborne-Infectious-Diseases.pdf
⁶ https://www.ashrae.org/File%20Library/docLib/About%20Us/PositionDocuments/Airborne-Infectious-Diseases.pdf



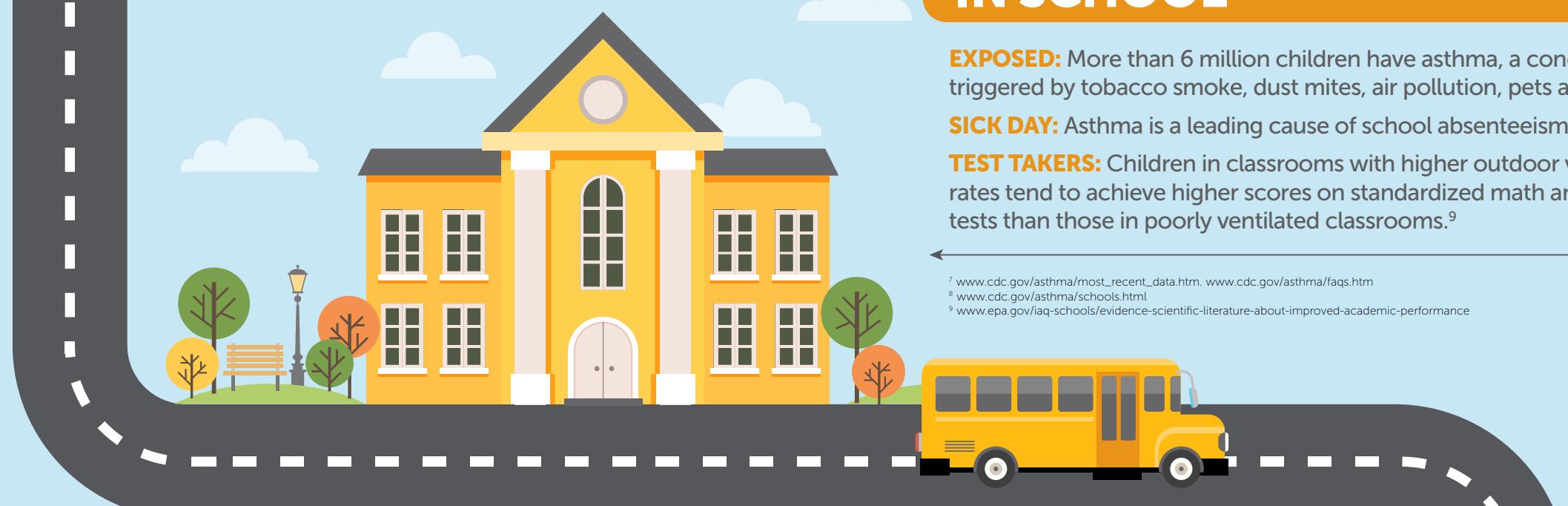
IN SCHOOL

EXPOSED: More than 6 million children have asthma, a condition triggered by tobacco smoke, dust mites, air pollution, pets and mold.⁷

SICK DAY: Asthma is a leading cause of school absenteeism.⁸

TEST TAKERS: Children in classrooms with higher outdoor ventilation rates tend to achieve higher scores on standardized math and reading tests than those in poorly ventilated classrooms.⁹

⁷ www.cdc.gov/asthma/most_recent_data.htm. www.cdc.gov/asthma/faqs.htm
⁸ www.cdc.gov/asthma/schools.html
⁹ www.epa.gov/iaq-schools/evidence-scientific-literature-about-improved-academic-performance



AT HOME

BRING THE OUTDOORS IN: You can lower indoor air pollutants by increasing the amount of outdoor air coming in.¹⁰

AT RISK: People most susceptible to poor IAQ are those with asthma, allergies, chemical sensitivities, respiratory diseases, suppressed immune systems and contact lenses.¹¹

FILTER IT: HVAC engineers recommend putting a good particle filter or air cleaner in a home's air handling system to keep dirt out of the air and off the ductwork and heating/cooling components.¹²

¹⁰ www.epa.gov/indoor-air-quality-iaq/improving-indoor-air-quality
¹¹ www.epa.gov/iaq-schools/why-indoor-air-quality-important-schools
¹² www.ashrae.org/resources-publications/free-resources/10-tips-for-home-indoor-air-quality



WANT BETTER IAQ? The right ventilation and building care can help prevent and fix IAQ problems. One important step — using air filters that capture particles 2.5 microns or smaller — can lead to a healthier environment.

For more information go to www.KCfiltration.com

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Importance_of_indoor_air_quality_-_infographic__1___1_.pdf

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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.

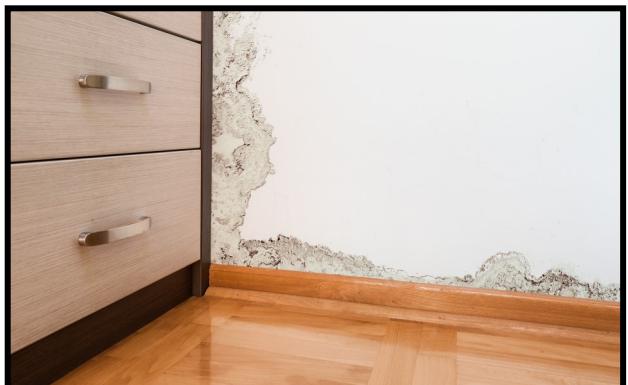
Indoor sources include:

- 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)



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Mold_Booklet.pdf

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Meet your new and improved

Air Filter!

The same program you love, now with brand new, foldable air filters.



What's New:

Better filtration

We've improved the filtration and airflow capabilities, so you're getting a better filter without a price hike. This filter features 2.5x the filtration surface area compared to standard air filters.

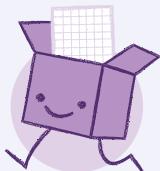
Simplified Installation

The filter works no matter which way it's installed, so there's no way to mess up the filter replacement. We've carefully designed this filter to maximize efficiency and simplify this chore even more.

Eco-minded

We've reduced the amount of cardboard used in shipping, which in turn reduces our carbon footprint.

What's The Same:



The exact quantity and size of filters required for replacement are delivered right to you.



Each package includes a personalized message with instructions on how to change the filters.



Filters are delivered on schedule as a timely physical reminder to change them.

Learn more at try.secondnature.com/foldable_filter

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Aura Identity Guard® Basic

Responsive ID theft protection and data monitoring for Second Nature tenants



A first line of defense against identity crimes

Providing just the right combination of proactive monitoring and reactive support, Identity Guard Basic gives users comprehensive tools to monitor their personal information, recover from identity theft should it occur, and bounce back from any related financial loss.

How it works

Aura Identity Guard monitors data, alerts users to threats, helps recover lost information, and provides users with up to \$1 million in recovery insurance.*



Monitor

Fueled by IBM® Watson™ AI, Identity Guard proactively monitors and processes billions of pieces of information



Alert

We alert you to certain events – such as an account being opened in your name – so you can take action if it wasn't initiated by you



Recover

In the event of identity theft, a dedicated case manager will be assigned to assist you every step of the way



Insure

Our \$1 million insurance policy covers most losses you experience as a result of identity theft, including stolen funds*

The Basic Plan

Proactive Features

- ✓ IBM® Watson™ AI Scanning and Alerts
- ✓ High Risk Transaction Monitoring
- ✓ Dark Web Monitoring
- ✓ Online Identity Dashboard
- ✓ Safe Browsing Extension
- ✓ iOS/Android Apps
- ✓ Data Breach Notifications
- ✓ Anti Phishing Mobile App
- ✓ Lost Wallet Protections

Reactive Features

If a user believes they have been the victim of identity theft, they will receive one-time recovery assistance and additional White Glove Recovery Service for 6 months after the original theft incident. Additional coverage includes:

- ✓ Bank Account Monitoring
- ✓ 3 Bureau Credit Monitoring
- ✓ 3 Bureau Credit Report
- ✓ 401K & Investment Account Monitoring
- ✓ US Based Customer Care
- ✓ \$1 Million Identity Theft Insurance*

*Identity Theft Insurance underwritten by insurance company subsidiaries or affiliates of American International Group, Inc. The description herein is a summary and intended for informational purposes only and does not include all terms, conditions and exclusions of the policies described. Please refer to the actual policies for terms, conditions, and exclusions of coverage. Coverage may not be available in all jurisdictions.

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WHAT PIÑATA MEMBERS GET

Welcome gift

- \$30 gift card for national and local brands
- \$25 restaurant card

Rewards every month

- \$720 Piñata cash to spend on rewards (\$60/mo)
- Unlock more rewards and perks each month

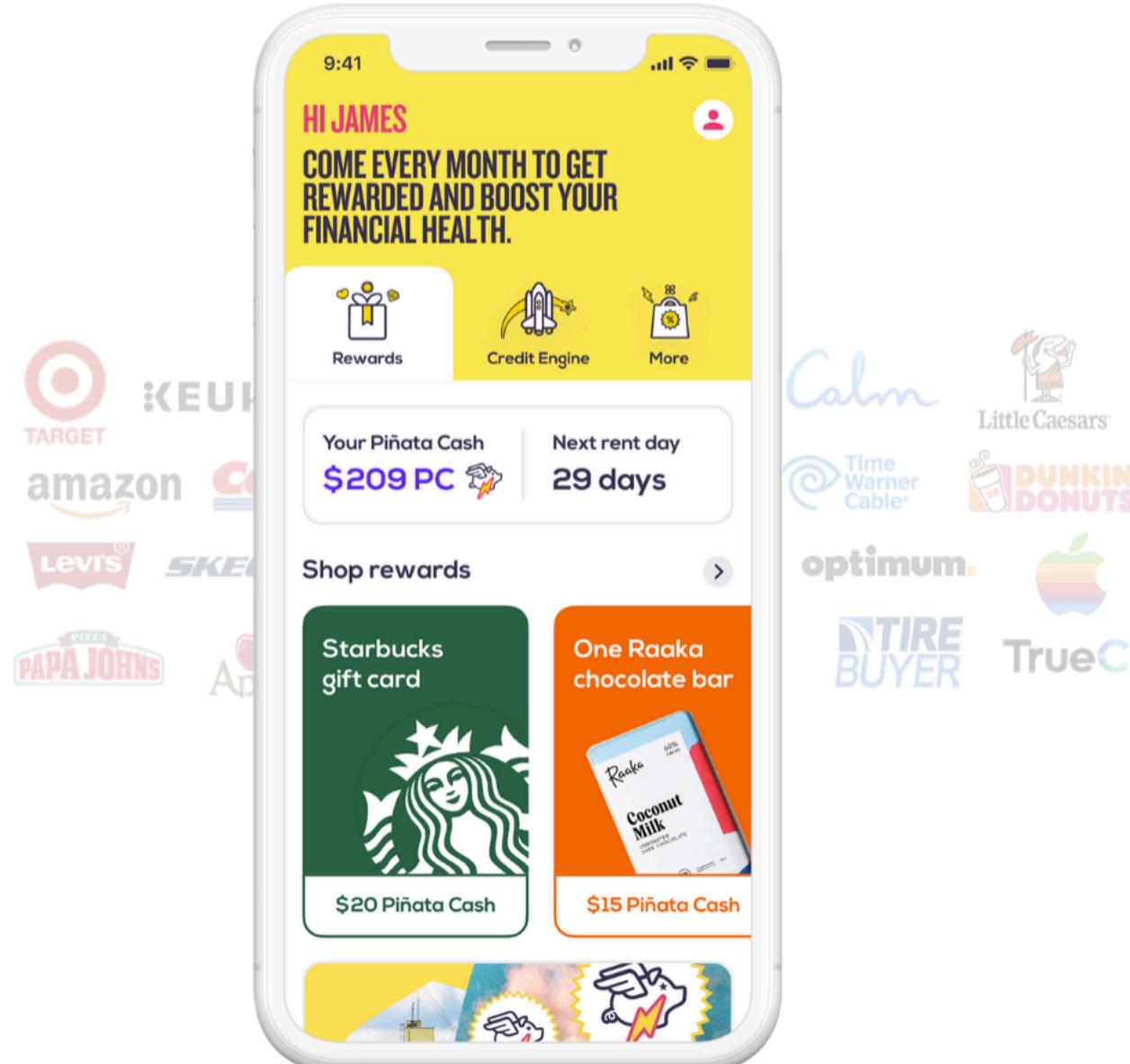
Member benefits every day

- Exclusive marketplace with over 300,000 deals
- Pre-lease renewal gift surprise

Credit Building*

Piñata reports your renters' on-time rent payments to all three credit bureaus

* Add-on feature.



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TENANT LEGAL LIABILITY INSURANCE

RENTERS INSURANCE MADE EASY

Affordable solution that satisfies landlord's insurance requirements while protecting renter's property.

It covers damages for which you're responsible: fire, smoke, explosion, sewer overflow, and falling objects.

PROTECTIONS

- **\$100,000** Liability Protection
- **\$20,000** Renter's Personal Property Protection, including theft
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15. Sign and Accept

15.1 RENEWAL OF RENTAL AGREEMENT

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