

**DIGNITY LAW GROUP, APC**  
David R. Greene (285472)  
Joseph W. Kellener (299597)  
14401 Sylvan Street, Suite 102  
Van Nuys, California 91401  
Telephone: (323) 212.5365  
Facsimile: (323) 729.3258  
Email: info@dignitylawgroup.com

Attorneys for Plaintiffs

Electronically FILED by  
Superior Court of California,  
County of Los Angeles  
11/25/2024 3:30 PM  
David W. Slayton,  
Executive Officer/Clerk of Court,  
By N. Le, Deputy Clerk

**SUPERIOR COURT FOR THE STATE OF CALIFORNIA**  
**FOR THE COUNTY OF LOS ANGELES**

JAMES BURBANK, an individual;  
JENNIFER BURBANK, an individual;

Plaintiffs,

vs.

BRAD MARTINEZ, an individual; VICKI  
MARTINEZ, an individual; GAIL D.  
CALHOUN, as TRUSTEE of the GAIL D.  
CALHOUN FAMILY TRUST; LOTUS  
PROPERTY MANAGEMENT, INC.;  
BRIAN GORDON, an individual; SALLY  
GUTIERREZ, an individual; GRACE  
CHENG, an individual; DOES 1 ~ 50,  
inclusive;

Defendants.

Case No.: **24NNCV06082**

**COMPLAINT FOR DAMAGES AND  
PENALTIES**

JAMES BURBANK and JENNIFER BURBANK, (hereinafter "Plaintiffs") alleges as follows.

1. Plaintiffs are residents and tenants of residential property located at 518 N STONEMAN AVENUE, ALHAMBRA, CALIFORNIA 91801 (hereinafter "The Property"). Plaintiff at all relevant times satisfied the provisions of the lease and was in lawful possession of the Property.
2. Plaintiffs took possession by written lease on or about September 8, 2023, and as obligated paid money in consideration of the obligations given and incurred.

1 3. This property is a condominium dwelling unit, rental property in Alhambra, California  
2 used as an investment and money-making operation by the Defendant.

3 4. On information and belief, BRAD MARTINEZ, VICKI MARTINEZ, and GAIL D.  
4 CLAHOUN TRUST are the legal owners of the Property. On information and belief, starting at  
5 the beginning of the lease agreement, these defendants, at all material times, owned, managed  
6 and controlled the Property.

7 5. The true names and/or capacities, whether individual, corporate, associate or otherwise,  
8 of Defendant and Does 1 through 50, inclusive, are unknown to Plaintiff at this time, and who  
9 therefore sues said Defendants by such fictitious names, Plaintiff is informed and believes and  
10 thereupon alleges that each of the Defendants fictitiously named herein as a DOE is legally  
11 responsible, negligently or in some other actionable manner, for the events and happenings  
12 hereinafter referred to, and thereby proximately and legally caused the injuries and damages to  
13 Plaintiff as hereinafter alleged, Plaintiff will ask leave of court to amend this Complaint to insert  
14 the true names and/or capacities of such fictitiously named Defendants when the same have been  
15 ascertained.

16 6. Upon information and believe at all times mentioned herein, Defendants and DOES were  
17 the agent, employees, and representative of each other, and in doing the things hereinafter  
18 alleged, was acting within the course and scope of such agency, service and representation, and  
19 directed, aided and abetted, authorized or ratified each and every act and conduct hereinafter  
20 alleged.

21 7. Upon information and belief, at all limes mentioned herein, Defendant was the co-  
22 tortfeasor of each of the other Defendants in doing the things hereinafter alleged.

23 8. On November 14, 2023, just two months after the Plaintiffs took possession of the unit,  
24 the Plaintiffs notified the Defendants BRAD MARTINEZ and VICKI MARTINEZ via text that  
25 the first-floor restroom flooded and that the toilet was leaking a lot of water.

26 9. On November 21, 2023, the Defendants sent a plumber from Roto- Rooter to the  
27 property to give them an estimate on repairing the toilet. The Defendants approved the estimate  
28

1 and new wax seals were installed. However, after the new seals were installed, the toilet  
2 continued to fill with water after it was flushed. The plumber suggested a new toilet be installed.

3 10. On November 22, 2023, Defendant BRAD MARTINEZ, arrived at the property with a  
4 different plumber to install the new toilet.

5 11. On February 4, 2024, the Plaintiffs notified Defendants BRAD MARTINEZ and VICKI  
6 MARTINEZ via text that there was a large amount of water inside, which appeared to be  
7 rainwater coming through the front door, water was seeping through the floorboards and through  
8 the tile in the bathroom, the patio sliding glass doors were leaking, and there was a large water  
9 leak in the garage.

10 12. On February 5, 2024, Defendant BRAD MARTINEZ, arrived to place sandbags around  
11 the property.

12 13. On February 13, 2024, Defendant BRAD MARTINEZ, arrived at the property to inspect  
13 the water damage. The Defendant told the Plaintiffs that he did not detect any water damage.  
14 However, the Plaintiffs noticed significant water damage to the baseboards, which were  
15 separating from the wall. The Plaintiffs took photos and sent them to the Defendants. The  
16 Defendants never responded.

17 14. On May 22, 2024, Defendant BRAD MARTINEZ arrived at the property with a  
18 contractor to assess the water damage that occurred in February of 2024. The Defendant stated  
19 that the contractor would return the following day to evaluate the roof.

20 15. On June 19, 2024, the Defendants sent an email to the Plaintiffs stating that the lease  
21 agreement will terminate on September 15, 2024, and will not be reviewed.

22 16. On August 5, 2024, the Plaintiffs reached out to Defendants BRAD MARTINEZ and  
23 VICKI MARTINEZ via email and asked for a reasonable accommodation for the Plaintiffs  
24 emotional support animal.

25 17. On August 9, 2024, the Defendant VICKI MARTINEZ emailed the Plaintiffs again, that  
26 their lease would be ending on September 15, 2024.

1 18. On August 9, 2024, the Plaintiffs reached out to the Defendants BRAD MARTINEZ and  
2 VICKI MARTINEZ via email and asked that they follow up on the request for a reasonable  
3 accommodation for the Plaintiffs emotional support animal.

4 19. On August 10, 2024, the Defendants responded to the Plaintiffs via email that they were  
5 not requiring for the Plaintiffs to comply with the process for requesting a reasonable  
6 accommodation of the Plaintiffs emotional support animal because the lease would be ending on  
7 September 8, 2024.

8 20. On August 12, 2024, the Plaintiffs reached out to the Defendants BRAD MARTINEZ  
9 and VICKI MARTINEZ and again, requested a reasonable accommodation for the Plaintiffs  
10 emotional support animal.

11 21. On August 13, 2024, the Defendants BRAD MARTINEZ and VICKI MARTINEZ  
12 contacted the Plaintiffs via email stating that the request for a reasonable accommodation for the  
13 Plaintiffs emotional support animal was confirmed and ask that the Plaintiffs sign a Lease  
14 Addendum.

15 22. On August 16, 2024, the Plaintiffs responded to the Defendants BRAD MARTINEZ and  
16 VICKI MARTINEZ via email that under the fair Housing Act, they are not required to sign  
17 additional documentation for their emotional support animal to be approved. As approval should  
18 be based on the documentation the Plaintiffs provided. The Plaintiffs also ask for an update on  
19 the non- renewal notice from June 19, 2024, since the no- animal policy would no longer apply  
20 as a reason for non- renewal.

21 23. On August 19, 2024, the Plaintiffs reached out to the Defendants BRAD MARTINEZ  
22 and VICKI MARTINEZ via email that they signed the Lease Addendum in good faith and again,  
23 request an update on the non- renewal notice.

24 24. On August 22, 2024, the Plaintiffs filed an online complaint with the Los Angeles  
25 Department of Public Health regarding mold at the property. Complaint # CO0431633.

26 25. On August 23, 2024, the Defendants BRAD MARTINEZ and VICKI MARTINEZ  
27 contacted the Plaintiffs via email stating that the lease will terminate on September 8, 2024, and  
28 that the unit was exempt from the Tenant Protection Act.

1 26. On August 25, 2024, the Plaintiffs reached out to the Defendants BRAD MARTINEZ  
2 and VICKI MARTINEZ via email pointing out that they have received two different notices and  
3 asking for clarity on which notice is current and should be followed.

4 27. Later that same day, the Defendants responded to the Plaintiffs via email that the correct  
5 notice to follow is the August 23, 2024, notice with a move out date of September 8, 2024.

6 28. On August 26, 2024, the Defendants BRAD MARTINEZ and VICKI MARTINEZ send  
7 an email to the Plaintiffs offering to withdraw the non- renewal notice and continue tenancy on a  
8 month-to-month basis.

9 29. The Plaintiffs agreed to the month- to- month tenancy, and rent was to be due September  
10 1, 2024.

11 30. On September 5, 2024, the Plaintiffs received an email from Defendant GRACE  
12 CHENG, informing the Plaintiffs that the Defendants BRAD MARTINEZ and VICKI  
13 MARTINEZ had contracted LOTUS PROPERTY SERVICES, INC to manage the property,  
14 effective immediately. GRACE CHENG informed the Plaintiffs that the property management  
15 company would be entering the unit to do an inspection of the unit on September 12, 2024.

16 31. On September 12, 2024, the Defendant SALLY GUTIERREZ arrived at the property  
17 with an inspector from the property management company and conducted an inspection of the  
18 property.

19 32. On September 17, 2024, the Defendant SALLY GUTIERREZ left a voicemail for the  
20 Plaintiffs to schedule repairs from the issues found during the inspection for September 18, 2024.

21 33. On September 18, 2024, the Plaintiffs contacted Defendant SALLY GUTIERREZ to ask  
22 if the contractor would be repairing only cosmetic things or if they plan to actually fix the issues.  
23 The Defendant canceled the scheduled repairs for that day because the Plaintiffs expressed  
24 concern about mold being present.

25 34. Later that same day, the Defendant SALLY GUTIERREZ contacted the Plaintiffs via  
26 email and stated that she will have an air testing company test for mildew, but if the results came  
27 back negative, the Plaintiffs would be responsible for paying for the test. The Plaintiffs did not  
28 agree to this as they are not the ones responsible for the water damage.

1 35. On September 20, 2024, the Plaintiffs request maintenance through the online property  
2 management portal to request keys to the mailbox that work, repair the weather stripping at the  
3 front door, repair the master bathroom toilet that still leaks from the May 2024 issue, repair the  
4 leaking pipe in the garage, repair the water damage, cracks in walls, peeling paint, and mold in  
5 the stairwell near the garage, and a request for a comprehensive mold inspection in the unit from  
6 all of the water damage.

7 36. On September 25, 2024, the Defendant SALLY GUTIERREZ emailed the Plaintiffs to  
8 schedule a mold test for October 1, 2024, the Plaintiffs inform her that date does not work for  
9 them and asks that it be done on a Wednesday or a Thursday. They come to an agreement and  
10 the test is scheduled for October 2, 2024.

11 37. On September 26, 2024, the Plaintiffs receive the official housing discrimination  
12 complaint filed by Housing and Urban Development (HUD) and the Civil Rights Department  
13 (CRD) via certified mail. The Defendants BRAD MARTINEZ and VICKI MARTINEZ also  
14 received a copy.

15 38. On September 28, 2024, a plumber arrived at the property and inspected the unit but  
16 made no repairs.

17 39. On October 2, 2024, the Defendant SALLY GUTIERREZ arrived at the property with a  
18 technician to conduct an air test for mold. The Plaintiffs were informed by the technician that  
19 this was just a preliminary mold test, and the Plaintiffs asked the Defendant if they could pay for  
20 a more comprehensive mold test themselves, the Defendant said she would ask the homeowners.

21 40. On October 9, 2024, the Plaintiffs contacted the Defendant SALLY GUTIERREZ via  
22 email to follow up on the mold test and the plumber who inspected the unit on September 28,  
23 2024.

24 41. That same day, the Plaintiffs filed another maintenance request through the online portal  
25 because they noticed more water in the same area by the front door.

26 42. On October 15, 2024, the Defendant SALLY GUTIERREZ emailed the Plaintiffs the  
27 results of the mold air test, which the Defendant claims did not detect any elevated levels of  
28 moisture.

1 43. On October 16, 2024, the Defendant SALLY GUTIERREZ and a plumber arrive at the  
2 property to inspect the areas of concern. No work was performed.

3 44. On October 17, 2024, the Plaintiffs contact Defendant SALLY GUTIERREZ via email to  
4 inquire if any work is going to be done, as thus far, it has been a lot of inspections, and the  
5 Plaintiffs are beginning to grow very frustrated as the Defendants appear to be delaying the  
6 repairs on purpose.

7 45. On October 22, 2024, the Plaintiffs again, request maintenance through the online portal  
8 for the water leak at the front door. They ask the Defendants to figure out why the water is  
9 entering the unit and to address the underlying issue.

10 46. That same day, the Plaintiffs follow up with the Defendant SALLY GUTIERREZ via  
11 email regarding the October 17, 2024, email that Plaintiffs had sent to her.

12 47. Later that same day, the Plaintiffs received an email thread from the Defendants SALLY  
13 GUTIERREZ, VICKI MARTINEZ, BRAD MARTINEZ and GAIL CALHOUN, where the  
14 Plaintiffs are being accused of not cooperating with the inspector from LOTUS PROPERTY  
15 SERVICES INC.

16 48. On October 24, 2024, the Plaintiffs hire a home inspector to inspect the unit.

17 49. That same day, the Plaintiffs receive an email from Defendant GRACE CHENG stating  
18 that the Defendant BRIAN GORDON, owner of LOTUS PROPERTY SERVICES INC, has  
19 been trying to contact them to discuss this situation with them.

20 50. On October 24, 2024, the Plaintiffs receive a call from the Los Angeles Department of  
21 Public Health (LADPH) to schedule an inspection of the unit.

22 51. That same day, the inspector from the Los Angeles Department of Public Health  
23 (LADPH) arrives at the property to inspect the unit. The inspector states that she cannot take  
24 photos or swab any of the areas of concern for mold. The inspector did note that she found  
25 peeling paint on the windowsill in the living room, she made a report and would be sending it to  
26 the homeowners.

27 52. On October 28, 2024, the Plaintiffs received a call from the Defendant BRIAN  
28 GORDON, the owner of the property management company, LOTUS PROPERTY SERVICES,

1 INC, the Defendant told the Plaintiffs that speaking to him was a “last resort”, as the  
2 homeowners are ready to give them a 60- day notice to vacate. The Plaintiffs informed him that  
3 they would prefer this conversation be in writing so an email would work better for them. The  
4 Defendant does not agree and says he will be calling the following day at 6pm.

5 53. On October 29, 2024, the Defendant BRIAN GORDON, called the Plaintiffs and stated  
6 that he had reviewed their tenant file and since they have had over ten maintenance requests, he  
7 is ready to hand the property back over to the homeowners, and the Defendants BRAD  
8 MARTINEZ and VICKI MARTINEZ, are within their right to serve the Plaintiffs with a 60-  
9 Day notice. The Plaintiffs felt they were being threatened and felt very intimidated by the  
10 Defendant throughout this conversation.

11 54. On October 30, 2024, the Plaintiffs received a call from First Reliable Maintenance  
12 regarding making repairs for the violation the Defendants, BRAD MARTINEZ and VICKI  
13 MARTINEZ received from the Los Angeles Department of Public Health (LADPH). The  
14 Plaintiffs agree for a technician to come to the property on November 1, 2024.

15 55. On November 1, 2024, the technician from First reliable Maintenance hired by the  
16 Defendants, never arrived at the property. The Plaintiffs emailed the Defendants SALLY  
17 GUTIERREZ and GRACE CHENG to inform them that the technician did not show.

18 56. On November 4, 2024, the Plaintiffs contacted the Defendants SALLY GUTIERREZ and  
19 GRACE CHENG to follow up on the email they sent on November 1, 2024.

20 57. That same day, the Plaintiffs received a call from First Reliable Maintenance to schedule  
21 another appointment to make repairs for the violation the Defendants, BRAD MARTINEZ and  
22 VICKI MARTINEZ received from the Los Angeles Department of Public Health (LADPH). The  
23 representative from First Reliable Maintenance said that the technician did arrive but that the  
24 repair was not done due to the Plaintiffs.

25 58. The Plaintiffs informed the representative from First Reliable Maintenance that no  
26 technician arrived at the property and that their front doorbell camera can prove this. The  
27 Plaintiffs also informed her that they never received a call, email or text message from any  
28 technician on the day they were scheduled to arrive.



59. The Plaintiffs agreed to reschedule service for November 6, 2024.

60. The technician from First Reliable Maintenance never showed again for the second time.

61. On November 11, 2024, the Plaintiffs receive a call from the same representative from First Reliable Maintenance asking if the technician could come and do the repairs that Defendant LOTUS PROPERTY SERVICES, INC had requested be done. The Plaintiffs ask what repairs would be taking place and the representative states that they would be fixing screens in the second bedroom, replacing blinds in the second bedroom, replace the toilet in the master bathroom, and change hinges in the laundry room cabinets.

62. Later that same day, the technician from First Reliable Maintenance arrived at the property and replaced the screen in the second bedroom, inspected the toilet in the master bathroom and found that it needed new bolts and seals, and inspected the blinds and took measurements. The technician left to go to Home Depot to get the necessary items to make the needed repairs.

63. Those repairs were not completed.

64. On November 14, 2024, the Plaintiffs received a call from the Defendant BRAIN GORDON, owner of Defendant LOTUS PROPERTY SERVICES, INC, informing the Plaintiffs that as of November 30, 2024, they will no longer be managing the unit.

65. That same day, the Plaintiffs received a call from Platinum Windows and Showers to schedule a maintenance appointment to fix a crack in a window in a bathroom. The Plaintiffs did not make this maintenance request, and when they asked the representative who made this request, she stated the Defendant LOTUS PROPERTY SERVICES, INC did.

66. The Plaintiffs agreed to the maintenance request, and it was scheduled for November 16, 2024.

67. On November 16, 2024, the technician never arrived at the property, and no one ever called, email or text messaged them. The Plaintiffs reached out to Platinum Windows and Showers and the representative stated she would contact the technician and call the plaintiffs back.

68. The technician never called the Plaintiffs back, and no work was done.

69. On November 19, 2024, the Plaintiffs emailed the Defendants BRIAN GORDON, SALLY GUTIERREZ, GRACE CHENG, BRAD MARTINEZ, and VICKI MARTINEZ regarding the maintenance that was scheduled by Platinum Windows and Showers but never completed as the technician never arrived. Also CC'd on this email was Lauren Witham, mediator from the California Civil Rights Department.

70. At the time of this filing, this is still an ongoing issue.

71. During all relevant dates herein, Plaintiff stayed at the Premises on information and belief. Plaintiff has suffered based upon the conduct of the Defendant. Plaintiff is suffering stress, anxiety, shame, and concern for her well- being and safety.

72. At multiple times the Plaintiff, and or 3<sup>rd</sup> parties, noticed and documented conditions, including but not limited to:

- a) non-maintenance; ((Civ Code § 1941.1(a)(6); Civ Code § 51 et seq;))
- b) mold; ((California Health and Safety Code § 17920.3(a){13}, California Health and Safety Code § (17920.10))
- c) effective waterproofing of roof; ((California Health and Safety Code § 17920.3( c){2}))

73. Plaintiffs and 3<sup>rd</sup> parties notified the Defendant about the above violations; but Defendant failed to take any action.

74. On information and belief, the Defendant is an experienced property owner and manager of residential property throughout Los Angeles County and is aware that construction done without permits and inspections, that serious habitability violations would develop that would seriously and materially impact one's tenancy in affected units.

75. Despite notice of the offending and illegal conditions, defendant refused to accept any responsibility or act reasonably to address them.

76. Plaintiff has incurred thousands of dollars dealing with and trying to remedy the conditions at the Property and the conduct of the Defendant.

**FIRST CAUSE OF ACTION**  
**(Tortuous Breach of Warranty of Habitability)**

1 77. Plaintiff re-alleges and incorporates by reference every allegation contained in the  
2 preceding paragraphs of this Complaint as though set forth herein.

3 78. The defective conditions alleged herein constitute violations of state and local housing  
4 laws and posed severe health and safety hazards and breached the implied warranty of  
5 habitability.

6 79. Defendant had actual and constructive notice of the defective conditions alleged herein,  
7 but despite such notice, failed to adequately repair and abate the conditions at The Property.

8 80. Plaintiff did not cause, create or contribute to the existence of the defective conditions  
9 alleged herein.

10 81. By failing to correct said defective conditions, Defendant has breached the warranty of  
11 habitability implied in all rental contracts under California law.

12 82. Defendant knew or should have known that permitting said defective conditions to exist  
13 threatened the physical and emotional health and well-being of Plaintiff and posed a serious  
14 threat and danger to her health and safety.

15 83. As a direct and proximate result of Defendants' breach of the warranty of habitability  
16 Plaintiff has sustained special, general and property damage in amounts to be determined at trial.

17 **SECOND CAUSE OF ACTION**  
18 **(Breach of the Covenant of Quiet Enjoyment)**

19 84. Plaintiff re-alleges and incorporates by reference every allegation contained in the  
20 preceding paragraphs of this Complaint as though set forth herein.

21 85. Implied in the rental agreement between Defendant and Plaintiff is a covenant that the  
22 Defendant would not and will not interfere with Plaintiff's quiet enjoyment of The Property  
23 during the term of their respective tenancies. This covenant of quiet enjoyment is codified in  
24 California Civil Code Section 1927.

25 86. Leasing Defendant has breached the implied covenant of quiet enjoyment as alleged  
26 herein, including, but not limited to failure and refusal to repair the alleged habitability violations  
27 and to maintain The Property in a habitable condition and in a condition consistent with the  
28 purpose for which it was rented.

1 87. Defendant has further breached the implied covenant of quiet enjoyment as alleged herein  
2 by failing to address the concerns.

3 88. As a direct and proximate result of Defendants' breach of the covenant of quiet  
4 enjoyment, the value of the leasehold held by Plaintiff has been materially diminished.  
5 Consequently, Plaintiff has been damaged in an amount to be established at trial.

6 89. As a direct and proximate result of Defendants' conduct, Plaintiff has sustained general,  
7 special and property damages, civil penalties, with amounts to be determined at trial.

8 **THIRD CAUSE OF ACTION**  
9 **(Nuisance)**

10 90. Plaintiff re-alleges and incorporates by reference every allegation contained in the  
11 preceding paragraphs of this Complaint as though set forth herein.

12 91. The conditions of The Property that Defendant negligently and intentionally caused to  
13 exist constitute a nuisance within, but not limited to the meaning of Civil Code Section 3479 in  
14 that said conduct is and are intentional, and injurious to the health and safety of Plaintiff,  
15 indecent and offensive to the senses of Plaintiff and did and continue to interfere substantially  
16 with Plaintiff's comfortable enjoyment of The Property.

17 92. Such nuisances have been and are ongoing.

18 93. Such nuisances have caused, and will continue to cause in the future, Plaintiff to suffer  
19 general and special damages.

20 94. Pursuant to Civil Code Section 3501 et seq, Plaintiff request civil remedies and penalties.

21 95. Further, the dangerous and defective conditions at The Property constituted a nuisance,  
22 and deprives Plaintiff of the safe, healthy, and comfortable use of the premises.

23 96. Defendants failed to adequately abate the nuisance(s) as required by law. As a direct and  
24 proximate result thereof, Plaintiff has sustained general, special, and property damage in  
25 amounts to be determined at trial.

26 **FOURTH CAUSE OF ACTION**  
27 **(Business & Professions Code § 17200 et seq.)**  
28

1 97. Plaintiff re-alleges and incorporates by reference every allegation contained in the  
2 preceding paragraphs of this Complaint as though set forth herein.

3 98. Defendant engaged in unlawful and unfair business practices prohibited by California  
4 Business & Professions Code § 17200, et seq. by virtue of the foregoing acts and omissions. By  
5 illegally demanding rent for a substandard property and intentionally skirting his legal  
6 obligations under California law and statutes regarding the condition of the Property.

7 99. Defendant received an unfair business advantage over those Property Owners and  
8 Landlords who follow the law and engage in lawful property management. By failing to abide by  
9 the law, and not having to incur the expenses of upkeep and proper remediation, the Defendant  
10 made more money than similarly situated yet law-abiding, responsible, property owners.

11 100. Plaintiff was harmed as a result of said practices by paying monthly rent for the unit with  
12 material deficiencies and ongoing harassment and nuisance.

13 101. The foregoing acts and omissions were and are the regular business practices of the  
14 Defendant at The Property.

15 102. As a direct and proximate result of the aforementioned acts and omissions, the  
16 Defendants have been unjustly enriched at the expense of Plaintiff, and Plaintiff is entitled to  
17 restitution in an amount to be proven at trial.

18 **FIFTH CAUSE OF ACTION**  
19 **(Negligence)**

20 103. Plaintiffs re-alleges and incorporates by reference every allegation contained in the  
21 preceding paragraphs of this Complaint as though set forth herein.

22 104. As owners, operators and managers of The Property, the Defendant owed Plaintiffs the  
23 duty to exercise reasonable care in the ownership, management and control of The Property.

24 105. These duties owed by Defendant to Plaintiffs to exercise reasonable care include, but are  
25 not limited to: the duty to refrain from interfering with Plaintiff's full use of and quiet enjoyment  
26 of their rented premises; the duty to comply with all applicable state and local laws governing  
27 Plaintiff's rights as tenants; the duty to maintain Plaintiff's premises in a safe, healthy and  
28

1 habitable condition for the entire term of Plaintiff's tenancy and the duty to not obstruct  
2 Plaintiff's full use and occupancy of their rented residences.

3 106. Defendant, by the conduct alleged above, so negligently and carelessly maintained,  
4 operated, and managed The Property as to breach the duties that he owed to Plaintiffs.

5 107. As a proximate result of the above-mentioned conduct, Plaintiff suffered general  
6 damages, including, but not limited to property damage, emotional distress and pain, suffering,  
7 and inconvenience.

8 108. As a further proximate result of the above-mentioned conduct, Plaintiffs suffered special  
9 damages, including, but not limited to medical expenses, to be determined at trial.

10 **SIXTH CAUSE OF ACTION**  
**(Breach of Contract)**

11 109. Plaintiffs re-alleges and incorporates by reference every allegation contained in the  
12 preceding paragraphs of this Complaint as though set forth herein.

13 110. The Lease Agreements constitute valid contracts in writing between Plaintiff, and  
14 Defendant.

15 111. Plaintiffs have, in good faith, performed all of his respective obligations and duties as a  
16 tenant under the terms and conditions of the Lease Agreements.

17 112. As a further condition and promise contained in the lease, was Plaintiff's contemplated  
18 use and quiet enjoyment of the property.

19 113. Defendants, by and through the conduct alleged herein breached the Lease Agreement.

20 114. As a proximate result of the above-mentioned conduct, Plaintiff suffered damages in an  
21 amount to be determined at trial.

22 **SEVENTH CAUSE OF ACTION**  
23 **(Declaratory Relief)**

24 115. Plaintiffs re-alleges and incorporates by reference every allegation contained in the  
25 preceding paragraphs of this Complaint as though set forth herein.

26 116. Addendum No. 1, Paragraph 2 of the lease agreement states, "Tenants acknowledge that  
27 the studio (B) is un- permitted and release any and all liability from the Housing Provider and  
28 Broker, as it is not a habitable unit."

1 117. As a proximate result of the above-mentioned conduct, Plaintiffs suffered general  
2 damages, including, but not limited to property damage, emotional distress and pain, suffering,  
3 and inconvenience.

4 118. As a further proximate result of the above-mentioned conduct, Plaintiffs suffered special  
5 damages, to be determined at trial.

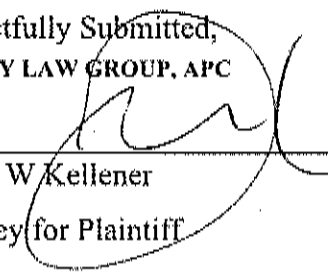
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10 **WHEREFORE, Plaintiff prays for the following damages and relief:**

- 11 (1) For general, special and property damage in an amount to be determined at trial;  
12 (2) For punitive damages;  
13 (3) For statutory damages and restitution;  
14 (4) For Costs of suit;  
15 (5) For such other relief as the Court may deem just and proper.  
16

17  
18 Dated November 24, 2024

Respectfully Submitted,  
DIGNITY LAW GROUP, APC

19  
20 By:

21   
22 Joseph W. Kellener  
23 Attorney for Plaintiff  
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EXHIBIT A





CALIFORNIA  
ASSOCIATION  
OF REALTORS®

## DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP

(As required by the Civil Code)  
(C.A.R. Form AD, Revised 12/21)



COLDWELL BANKER  
REALTY

☐ (If checked) This form is being provided in connection with a transaction for a leasehold interest exceeding one year as per Civil Code section 2079.13(j), (k), and (l).

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

### SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A Fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.  
To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

### BUYER'S AGENT

A Buyer's agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer.  
To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

### AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more salespersons and broker associates, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the Buyer's or Seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the Seller's willingness to accept a price less than the listing price or the Buyer's willingness to pay a price greater than the price offered.

### SELLER AND BUYER RESPONSIBILITIES

Either the purchase agreement or a separate document will contain a confirmation of which agent is representing you and whether that agent is representing you exclusively in the transaction or acting as a dual agent. Please pay attention to that confirmation to make sure it accurately reflects your understanding of your agent's role.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

If you are a Buyer, you have the duty to exercise reasonable care to protect yourself, including as to those facts about the property which are known to you or within your diligent attention and observation.

Both Sellers and Buyers should strongly consider obtaining tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE SECOND PAGE.

Buyer ☐ Seller ☐ Landlord ☒ Tenant

Jennifer Burbank Date 9/4/23

Buyer ☐ Seller ☐ Landlord ☒ Tenant

James Burbank Date 9/4/23

Agent Coldwell Banker Realty  
Real Estate Broker (Firm)

DRE Lic. # 00616212

By Johnny Aragon  
(Salesperson or Broker-Associate, if any)

Johnny Aragon DRE Lic. # 02066422

Date 9/4/23

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AD REVISED 12/21 (PAGE 1 OF 2)

## DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 1 OF 2)

Coldwell Banker Realty - Pasadena, 388 S Lake Ave, Pasadena CA 91101  
Johnny Aragon

Produced with Lone Wolf Transactions (2lpForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: (213) 290-3678

Fax: (626) 440-4455

www.lwof.com

518 N Stoneman



**CIVIL CODE SECTIONS 2079.13 – 2079.24 (2079.16 APPEARS ON THE FRONT)**

2079.13. As used in Sections 2079.7 and 2079.24, inclusive, the following terms have the following meanings:

(a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. The agent in the real property transaction bears responsibility for that agent's salespersons or broker associates who perform as agents of the agent. When a salesperson or broker associate owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the salesperson or broker associate functions. (b) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee of real property. (c) "Commercial real property" means all real property in the state, except (1) single-family residential real property, (2) dwelling units made subject to Chapter 2 (commencing with Section 1940) of Title 5, (3) a mobilehome, as defined in Section 798.3, (4) vacant land, or (5) a recreational vehicle, as defined in Section 799.29. (d) "Dual agent" means an agent acting, either directly or through a salesperson or broker associate, as agent for both the seller and the buyer in a real property transaction. (e) "Listing agreement" means a written contract between a seller of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer, including rendering other services for which a real estate license is required to the seller pursuant to the terms of the agreement. (f) "Seller's agent" means a person who has obtained a listing of real property to act as an agent for compensation. (g) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the seller's agent. (h) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (i) "Offer to purchase" means a written contract executed by a buyer acting through a buyer's agent that becomes the contract for the sale of the real property upon acceptance by the seller. (j) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property, and includes (1) single-family residential property, (2) multiunit residential property with more than four dwelling units, (3) commercial real property, (4) vacant land, (5) a ground lease coupled with improvements, or (6) a manufactured home as defined in Section 18007 of the Health and Safety Code, or a mobilehome as defined in Section 18008 of the Health and Safety Code, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (k) "Real property transaction" means a transaction for the sale of real property in which an agent is retained by a buyer, seller, or both a buyer and seller to act in that transaction, and includes a listing or an offer to purchase. (l) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. (m) "Seller" means the transferor in a real property transaction and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor of real property. (n) "Buyer's agent" means an agent who represents a buyer in a real property transaction.

2079.14. A seller's agent and buyer's agent shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and shall obtain a signed acknowledgment of receipt from that seller and buyer, except as provided in Section 2079.15, as follows: (a) The seller's agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The buyer's agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase. If the offer to purchase is not prepared by the buyer's agent, the buyer's agent shall present the disclosure form to the buyer not later than the next business day after receiving the offer to purchase from the buyer.

2079.15. In any circumstance in which the seller or buyer refuses to sign an acknowledgment of receipt pursuant to Section 2079.14, the agent shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16 Reproduced on Page 1 of this AD form.

2079.17(a) As soon as practicable, the buyer's agent shall disclose to the buyer and seller whether the agent is acting in the real property transaction as the buyer's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the buyer's agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the seller's agent shall disclose to the seller whether the seller's agent is acting in the real property transaction as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the seller's agent prior to or coincident with the execution of that contract by the seller.

CONFIRMATION: (c) The confirmation required by subdivisions (a) and (b) shall be in the following form:

Seller's Brokerage Firm	DO NOT COMPLETE. SAMPLE ONLY	License Number
Is the broker of (check one): <input type="checkbox"/> the seller; or <input type="checkbox"/> both the buyer and seller. (dual agent)		
Seller's Agent	DO NOT COMPLETE. SAMPLE ONLY	License Number
Is (check one): <input type="checkbox"/> the Seller's Agent. (salesperson or broker associate) <input type="checkbox"/> both the Buyer's and Seller's Agent. (dual agent)		
Buyer's Brokerage Firm	DO NOT COMPLETE. SAMPLE ONLY	License Number
Is the broker of (check one): <input type="checkbox"/> the buyer; or <input type="checkbox"/> both the buyer and seller. (dual agent)		
Buyer's Agent	DO NOT COMPLETE. SAMPLE ONLY	License Number
Is (check one): <input type="checkbox"/> the Buyer's Agent. (salesperson or broker associate) <input type="checkbox"/> both the Buyer's and Seller's Agent. (dual agent)		

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14. An agent's duty to provide disclosure and confirmation of representation in this section may be performed by a real estate salesperson or broker associate affiliated with that broker.

2079.18 (Repealed pursuant to AB-1289)

2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21 (a) A dual agent may not, without the express permission of the seller, disclose to the buyer any confidential information obtained from the seller.

(b) A dual agent may not, without the express permission of the buyer, disclose to the seller any confidential information obtained from the buyer. (c)

"Confidential information" means facts relating to the client's financial position, motivations, bargaining position, or other personal information that may impact price, such as the seller is willing to accept a price less than the listing price or the buyer is willing to pay a price greater than the price offered.

(d) This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22 Nothing in this article precludes a seller's agent from also being a buyer's agent. If a seller or buyer in a transaction chooses to not be represented by an agent, that does not, of itself, make that agent a dual agent.

2079.23 A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

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Published and Distributed by:  
REAL ESTATE BUSINESS SERVICES, LLC.  
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®  
525 South Virgil Avenue, Los Angeles, California 90020

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## DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 2 OF 2)

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518 N Sturtevant





CALIFORNIA  
ASSOCIATION  
OF REALTORS®

# RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT

(C.A.R. Form RLMM, Revised 6/23)



COLDWELL BANKER  
REALTY

Date 09/04/2023, James Steven Burbank, Jennifer Burbank ("Tenant")  
and Bradford M. Martinez, Vicki Lynn Martinez Rental Property Owner, Authorized Broker  
or Agent, or Property Manager ("Housing Provider"), agree as follows ("Agreement").

## 1. PROPERTY:

- A. Housing Provider rents to Tenant and Tenant rents from Housing Provider, the real property and improvements described as:  
518 N Stoneman Ave., Alhambra, California 91801 ("Premises").
- B. The Premises are for the sole use as a personal residence by the following named person(s) only: James Steven Burbank, Jennifer Burbank, Jayden Burbank, Jameson Burbank.  
Any person in the Premises, other than those listed in this paragraph are considered guests. Guests are not permitted to stay more than 14 (or ☐ ) days without Housing Provider's written consent.
- C. The following personal property, maintained pursuant to paragraph 11, is included: Refrigerator, range, dishwasher, washer, dryer or ☐ (if checked) the personal property on the attached addendum is included.
- D. The Premises may be subject to a local rent control ordinance.

2. TERM: The term begins on (date) 09/08/2023 ("Commencement Date"). If Tenant has not paid all amounts then due; (i) Tenant has no right to possession or keys to the premises and; (ii) this Agreement is voidable at the option of Housing Provider, 2 calendar days after giving Tenant a Notice to Pay (C.A.R. Form PPN). Notice may be delivered to Tenant (i) in person; (ii) by mail to Tenant's last known address; or (iii) by email, if provided in Tenant's application or previously used by Tenant to communicate with Housing Provider or it's agent. If Housing Provider elects to void the lease, Housing Provider shall refund to Tenant all rent and security deposit paid.

(Check A or B):

- ☐ A. Month-to-Month: This Agreement continues from the commencement date as a month-to-month tenancy. Tenant may terminate the tenancy by giving written notice at least 30 days prior to the intended termination date. Tenant shall be responsible for paying rent through the termination date even if moving out early. Housing Provider may terminate the tenancy by giving written notice as provided by law. Such notices may be given on any date.
- ☒ B. Lease: This Agreement shall terminate on (date) 09/08/2024 at 11:59 pm ☐ AM/ ☒ PM. Tenant shall vacate the Premises upon termination of the Agreement, unless: (i) Housing Provider and Tenant have extended this Agreement in writing or signed a new agreement; (ii) mandated by any rent increase cap or just cause eviction control under any state or local law; or (iii) Housing Provider accepts Rent from Tenant (other than past due Rent), in which case a month-to-month tenancy shall be created which either party may terminate as specified in paragraph 2A. Rent shall be at a rate agreed to by Housing Provider and Tenant, or as allowed by law. All other terms and conditions of this Agreement shall remain in full force and effect.

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

- A. Tenant agrees to pay \$3,250.00 per month for the term of the Agreement.
- B. Rent is payable in advance on the 1st (or 1 ) day of each calendar month, and is delinquent on the next day.
- C. If Commencement Date falls on any day other than the day Rent is payable under paragraph 3B, and Tenant has paid one full month's Rent in advance of Commencement Date, Rent for the second calendar month shall be prorated and Tenant shall pay 1/30th of the monthly rent per day for each day remaining in the prorated second month.

## D. PAYMENT:

- (1) Rent shall be paid by ☐ personal check, ☐ money order, ☐ cashier's check, made payable to \_\_\_\_\_, ☐ wire/electronic payment to \_\_\_\_\_ or ☒ other Zelle (626) 375-5298. Payment via electronic apps such as PayPal or Venmo will not ☒ will be accepted.
- (2) Rent shall be delivered to (name) Brad Martinez (whose phone number is) (626)375-5298 at (address) \_\_\_\_\_ (or at any other location subsequently specified by Housing Provider in writing to Tenant) (and ☐ if checked, rent may be paid personally, between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the following days \_\_\_\_\_)
- (3) If any payment is returned for non-sufficient funds ("NSF") or because tenant stops payment, then, after that: (i) Housing Provider may, in writing, require Tenant to pay Rent in cash for three months and (ii) all future Rent shall be paid by ☐ money order, or ☒ cashier's check.

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

## 4. SECURITY DEPOSIT:

- A. Tenant agrees to pay \$3,250.00 as a security deposit. Security deposit will be ☒ transferred to and held by the Owner of the Premises, or ☐ held in Owner's Broker's trust account.
- B. All or any portion of the security deposit may be used, as reasonably necessary, to: (i) cure Tenant's default in payment of Rent (which includes Late Charges, NSF fees or other sums due); (ii) repair damage, excluding ordinary wear and tear, caused by Tenant or by a guest, invitee or licensee of Tenant; (iii) clean Premises, if necessary, upon termination of the tenancy; and (iv) replace or return personal property or appurtenances. **SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF LAST MONTH'S RENT.** If all or any portion of the security deposit is used during the tenancy, Tenant agrees to reinstate the total security deposit within 5 days after written notice is delivered to Tenant. Within 21 days after Tenant vacates the Premises, Housing Provider shall: (1) furnish Tenant an itemized statement indicating the amount of any security deposit received and the basis for its disposition and supporting documentation as required by California Civil Code § 1950.5(g); and (2) return any remaining portion of the security deposit to Tenant.

Tenant's Initials X JB / X - 3

Housing Providers Initials X [Signature] / X [Signature]

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RLMM REVISED 6/23 (PAGE 1 OF 9)

RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (RLMM PAGE 1 OF 9)

Coldwell Banker, 388 S. Lake Ave Pasadena CA 91101  
Marisol Grier

Phone: (626)487-6849 Fax: (626)440-0455  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harvard St. Suite 2200, Dallas, TX 75201 www.lwolf.com

518 N Stoneman



Premises: **518 N Stoneman Ave, Alhambra, California 91801**Date: **09/04/2023**

- C. Security deposit will not be returned until all Tenants have vacated the Premises and all keys returned. Any security deposit returned by check shall be made out to all Tenants named on this Agreement, or as subsequently modified.
- D. No interest will be paid on security deposit unless required by local law.
- E. If the security deposit is held by Owner, Tenant agrees not to hold Broker responsible for its return. If the security deposit is held in Owner's Broker's trust account, and Broker's authority is terminated before expiration of this Agreement, and security deposit is released to someone other than Tenant, then Broker shall notify Tenant, in writing, where and to whom security deposit has been released. Once Tenant has been provided such notice, Tenant agrees not to hold Broker responsible for the security deposit.
5. **MOVE-IN COSTS RECEIVED/DUE:** Move-in funds shall be paid by ☐ personal check, ☐ money order, ☒ cashier's check, or ☐ wire/electronic payment.

Category	Total Due	Payment Received	Balance Due	Due Date	Payable To
Rent from <b>09/08/2023</b> to <b>10/08/2023</b> (date)	<b>\$3,250.00</b>		<b>\$3,250.00</b>	<b>09/05/2023</b>	<b>Brad &amp; Vicki Martinez</b>
*Security Deposit	<b>\$3,250.00</b>		<b>\$3,250.00</b>		
Other					
Other					
<b>Total \$6,500.00</b>	<b>\$6,500.00</b>		<b>\$6,500.00</b>	<b>09/05/2023</b>	

\* The maximum amount of security deposit, however designated, cannot exceed two months' Rent for an unfurnished premises, or three months' Rent for a furnished premises, in addition to any rent for the first month paid on or before initial occupancy. This limitation does not prohibit the payment of "advance rent" of not less than six months' rent if the term of the lease is six months or longer.

6. **LATE CHARGE; RETURNED CHECKS:**

- A. Tenant acknowledges either late payment of Rent or issuance of a returned check may cause Housing Provider to incur costs and expenses, the exact amounts of which are extremely difficult and impractical to determine. These costs may include, but are not limited to, processing, enforcement and accounting expenses, and late charges imposed on Housing Provider. If any installment of Rent due from Tenant is not received by Housing Provider within 5 (or ☐ ) calendar days after the date due, or if a check is returned, Tenant shall pay to Housing Provider, respectively, an additional sum of \$ ☐ or **5,000** % of the Rent due as a Late Charge and \$25.00 as a NSF fee for the first returned check and \$35.00 as a NSF fee for each additional returned check, either or both of which shall be deemed additional Rent.
- B. Housing Provider and Tenant agree that these charges represent a fair and reasonable estimate of the costs Housing Provider may incur by reason of Tenant's late or NSF payment. Any Late Charge or NSF fee due shall be paid with the current installment of Rent. Housing Provider's acceptance of any Late Charge or NSF fee shall not constitute a waiver as to any default of Tenant. Housing Provider's right to collect a Late Charge or NSF fee shall neither be deemed an extension of the date Rent is due under paragraph 3 nor prevent Housing Provider from exercising any other rights and remedies under this Agreement and as provided by law.

7. **PARKING: (Check A or B)**

- ☒ A. Parking is permitted as follows: **within attached 3 car garage, 1 assigned guest spot**

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

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

8. **STORAGE: (Check A or B)**

- ☐ A. Storage is permitted as follows: **within the attached 3 car garage, except for storage closet within the 3 car garage.**

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

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

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

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

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

(Check all that apply:)

- ☐ A. Tenant's acknowledgment of the condition of these items is contained in an attached statement of condition (C.A.R. Form MII).

Tenant's Initials **X CB IX JE**

Housing Providers Initials **X [Signature]**

RLMM REVISED 6/23 (PAGE 2 OF 9)

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

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2209, Dallas, TX 75201 [www.lwtx.com](http://www.lwtx.com)

518 N Stoneman



Premises: 518 N Stoneman Ave., Alhambra, California 91801Date: 09/04/2023

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

**11. MAINTENANCE USE AND REPORTING:**

- A. Tenant shall properly use, operate and safeguard Premises, including if applicable, any landscaping, furniture, furnishings and appliances, and all mechanical, electrical, gas and plumbing fixtures, carbon monoxide detector(s) and smoke alarms, and keep them and the Premises clean, sanitary and well ventilated. Tenant shall be responsible for any additional phone lines beyond the one line and jack that Housing Provider shall provide and maintain. Tenant shall replace any burned out or malfunctioning light bulbs. Tenant shall immediately notify Housing Provider, in writing, of any problem, malfunction or damage with any item including carbon monoxide detector(s) and smoke alarms on the property. Tenant shall be charged for all repairs or replacements caused by Tenant, pets, guests or licensees of Tenant, excluding ordinary wear and tear. Tenant shall be charged for all damage to Premises as a result of failure to report a problem in a timely manner. Tenant shall be charged for repair of drain blockages or stoppages, unless caused by defective plumbing parts or tree roots invading sewer lines.
- B. ☐ Housing Provider ☐ Tenant shall water the garden, landscaping, trees and shrubs, except:
- C. ☐ Housing Provider ☐ Tenant shall maintain the garden, landscaping, trees and shrubs, except:
- D. ☐ Housing Provider ☒ Tenant shall maintain planters within patio and any personal addition such as herb garden, flowers etc
- E. Housing Provider and Tenant agree that State or local water use restrictions shall supersede any obligation of Housing Provider or Tenant to water or maintain any garden, landscaping, trees or shrubs pursuant to paragraphs 11B, 11C, and 11D.
- F. Tenant's failure to maintain any item for which Tenant is responsible shall give Housing Provider the right to hire someone to perform such maintenance and charge Tenant to cover the cost of such maintenance.
- G. The following items of personal property are included in the Premises without warranty and Housing Provider will not maintain, repair or replace them:
- H. Tenant understands that if Premises is located in a Common Interest Development, Housing Provider may not have authority or control over certain parts of the Premises such as roof, electrical, gas or plumbing features inside certain walls, and common areas such as landscaping, shared parking structure or garage.
- I. Tenant shall not use the premises to plant, grow, cultivate or sell marijuana.
- 12. NEIGHBORHOOD CONDITIONS:** Tenant is advised to satisfy himself or herself as to neighborhood or area conditions, including, but not limited to, schools, proximity and adequacy of law enforcement, crime statistics, proximity of registered felons or offenders, fire protection, other governmental services, availability, adequacy and cost of any wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to commercial, industrial or agricultural activities, existing and proposed transportation, construction and development that may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, cemeteries, facilities and condition of common areas, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Tenant.
- 13. ANIMALS:** Unless otherwise provided in California Civil Code § 54.2, or other law, no animal or pet shall be kept on or about the Premises without Housing Provider's prior written consent, ☐ except as agreed to in the attached Animal Terms and Conditions Addendum (C.A.R. Form ATCA).
- 14. SMOKING:**
- A. (i) Tenant is responsible for all damage caused by smoking including, but not limited to stains, burns, odors and removal of debris; (ii) Tenant acknowledges that in order to remove odor caused by smoking, Housing Provider may need to replace carpet and drapes and paint the entire premises regardless of when these items were last cleaned, replaced or repainted. Such actions and other necessary steps will impact the return of any security deposit.
- B. The Premises or common areas may be subject to a local non-smoking ordinance.
- C. NO SMOKING of any substance is allowed on the Premises or common areas. If smoking does occur on the Premises or common areas, (i) Tenant is in material breach of this Agreement; (ii) Tenant, guests, and all others may be required to leave the Premises. ☐ Smoking of the following substances only is allowed:

**15. RULES/REGULATIONS:**

- A. Tenant agrees to comply with all Housing Provider rules and regulations that are at any time posted on the Premises or delivered to Tenant. Tenant shall not, and shall ensure that guests, invitees and licensees of Tenant shall not, disturb, annoy, endanger or interfere with other tenants of the building or neighbors, or use the Premises for any unlawful purposes, under federal, state or local law including, but not limited to, using, manufacturing, selling, storing or transporting illicit drugs or other contraband, or violate any law or ordinance, or commit a waste or nuisance on or about the Premises.
- B. (If applicable, check one)
- ☐ (1) Housing Provider shall provide Tenant with a copy of the rules and regulations within  days or
- OR ☐ (2) Tenant has been provided with, and acknowledges receipt of, a copy of the rules and regulations.

**16. ☒ (If checked) CONDOMINIUM; PLANNED UNIT DEVELOPMENT:**

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

Tenant's Initials X JB Housing Providers Initials DS VM

RLMM REVISED 6/23 (PAGE 3 OF 9)

**RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (RLMM PAGE 3 OF 9)**Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

518 N Stoneman





Premises: 518 N Stoneman Ave., Alhambra, California 91801Date: 09/04/2023

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

☒ (1) Housing Provider shall provide Tenant with a copy of the HOA Rules within            days or 09/08/2023

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

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

18. **KEYS; LOCKS:**

- A. Tenant acknowledges receipt of (or Tenant will receive ☐ prior to the Commencement Date, or ☒ 09/08/2023 ):

<input checked="" type="checkbox"/> 2	key(s) to Premises,	<input checked="" type="checkbox"/> 2	remote control device(s) for garage door/gate opener(s),
<input checked="" type="checkbox"/> 1	key(s) to mailbox,		
	key(s) to common area(s),		

- B. Tenant acknowledges that locks to the Premises ☐ have, ☒ have not, been re-keyed.

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

19. **ENTRY:**

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

- B. Housing Provider and Tenant agree that 24-hour written notice shall be reasonable and sufficient notice, except as follows:

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

- C. ☐ (if checked) Tenant authorizes the use of a key safe/lockbox to allow entry into the Premises and agrees to sign a key safe/lockbox addendum (C.A.R. Form KLA).

20. **PHOTOGRAPHS AND INTERNET ADVERTISING:**

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

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

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

22. **ASSIGNMENT; SUBLETTING:**

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

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

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

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

Tenant's Initials X JB IX JB

Housing Providers Initials X [Signature] IX [Signature]



Premises: 518 N Stoneman Ave., Alhambra, California 91801Date: 09/04/2023**24. POSSESSION:**

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

OR (2) Possession is deemed terminated when Tenant has returned all keys to the Premises to Housing Provider.

B. ☐ Tenant is already in possession of the Premises.

**25. TENANT'S OBLIGATIONS UPON VACATING PREMISES:**

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

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

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

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

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

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

**29. INSURANCE:**

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

B. Tenant shall comply with any requirement imposed on Tenant by Housing Provider's insurer to avoid: (i) an increase in Housing Provider's insurance premium (or Tenant shall pay for the increase in premium); or (ii) loss of insurance.

C. ☐ Tenant shall obtain liability insurance, in an amount not less than \$ \_\_\_\_\_, naming Housing Provider and, if applicable, Property Manager as additional insured for injury or damage to, or upon, the Premises during the term of this agreement or any extension. Tenant shall provide Housing Provider a copy of the insurance policy before commencement of this Agreement, and a rider prior to any renewal.

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

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

**32. NOTICE:** Notices may be served at the following address, or at any other location subsequently designated:

Housing Provider: \_\_\_\_\_

Tenant: \_\_\_\_\_

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

Tenant's Initials X JB IX JBHousing Providers Initials X [Signature] IX [Signature]

Premises: **518 N Stoneman Ave., Alhambra, California 91801**Date: **09/04/2023****34. REPRESENTATION**

- A. TENANT REPRESENTATION; OBLIGATIONS REGARDING OCCUPANTS; CREDIT:** Tenant warrants that all statements in Tenant's rental application are accurate. Housing Provider requires all occupants 18 years of age or older and all emancipated minors to complete a lease rental application. Tenant acknowledges this requirement and agrees to notify Housing Provider when any occupant of the Premises reaches the age of 18 or becomes an emancipated minor. Tenant authorizes Housing Provider and Broker(s) to obtain Tenant's credit during the tenancy in connection with a modification of this Agreement. Before occupancy begins, Housing Provider may cancel this Agreement upon disapproval of the credit report(s) or upon discovering that information in Tenant's application is false. During the tenancy, Housing Provider may reject any such modification upon disapproval of the credit report(s) obtained in connection with the modification. A negative credit report reflecting on Tenant's record may be submitted to a credit reporting agency if Tenant fails to fulfill the terms of payment and other obligations under this Agreement.
- B. HOUSING PROVIDER REPRESENTATIONS:** Housing Provider warrants that, unless otherwise specified in writing, Housing Provider is unaware of (i) any recorded Notices of Default affecting the Premises; (ii) any delinquent amounts due under any loan secured by the Premises; and (iii) any bankruptcy proceeding affecting the Premises.

**35. MEDIATION:**

- A.** Consistent with paragraphs B and C below, Housing Provider and Tenant agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to court action. Mediation fees, if any, shall be divided equally among the parties involved. If, for any dispute or claim to which this paragraph applies, any party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action.
- B.** The following matters are excluded from mediation: (i) an unlawful detainer action; (ii) the filing or enforcement of a mechanic's lien; and (iii) any matter within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver of the mediation provision.
- C.** Housing Provider and Tenant agree to mediate disputes or claims involving Listing Agent, Leasing Agent or property manager ("Broker"), provided Broker shall have agreed to such mediation prior to, or within a reasonable time after, the dispute or claim is presented to such Broker. Any election by Broker to participate in mediation shall not result in Broker being deemed a party to this Agreement.

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

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

**38. DISCLOSURES:**

- A. ☒ MOLD AND DAMPNES:** Exposure to mold may have potential health risks. Tenant acknowledges receipt of the attached booklet titled, "Information on Dampness and Mold for Renters in California" before signing this Residential Lease or Month-to-Month Rental Agreement.
- B. PERIODIC PEST CONTROL:** ☐ Premises is a house. Tenant is responsible for periodic pest control treatment.
- C. BED BUGS:** Housing Provider has no knowledge of any infestation in the Premises by bed bugs. See attached Bed Bug Disclosure (C.A.R. Form BBD) for further information. Tenant shall report suspected bed bug infestation to Housing Provider or, if applicable, property manager and cooperate with any inspection for and treatment of bed bugs. Housing Provider will notify tenants of any units infested by bed bugs.
- D. MEGAN'S LAW DATABASE DISCLOSURE:** Notice: Pursuant to § 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov). Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Housing Provider nor Brokers, if any, are required to check this website. If Tenant wants further information, Tenant should obtain information directly from this website.)
- E. ☒ RESIDENTIAL ENVIRONMENTAL HAZARDS BOOKLET:** Tenant acknowledges receipt of the residential environmental hazards booklet.
- F. FLOOD HAZARD DISCLOSURE:** Flooding has the potential to cause significant damage to personal property owned by Tenant. See attached Tenant Flood Hazard Disclosure (C.A.R. Form TFHD) for additional information.
- G. ☐ OTHER MATERIAL FACTS:** \_\_\_\_\_
- H. ADDITIONAL DISCLOSURES:** RPO shall make additional disclosures regarding the following matters on the attached Rental Property Owner Disclosure (C.A.R. Form RPOD): Lead-based Paint; Methamphetamine Contamination; Periodic Pest Control Contracts; Water Submeters; Mold; Asbestos; Homeowners Associations/Condominiums/Planned Developments; Military Ordnance Locations; Death on the Premises.

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

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

Tenant's Initials X JB IX JB Housing Providers Initials DS UMDSUM



Premises: 518 N Stoneman Ave., Alhambra, California 91801Date: 09/04/2023**41. AGENCY:**

- A.
- CONFIRMATION:**
- The following agency relationship(s) are hereby confirmed for this transaction:

Housing Provider's Brokerage Firm Coldwell Banker Realty License Number 00616212  
 Is the broker of (check one): ☐ the Housing Provider; or ☒ both the Tenant and Housing Provider (Dual Agent).  
 Housing Provider's Agent Marisol Grier License Number 01950362  
 is (check one): ☐ the Housing Provider's Agent. (salesperson or broker associate); or ☒ both the Tenant's and Housing Provider's Agent (Dual Agent).  
 Tenant's Brokerage Firm Coldwell Banker Realty License Number 00616212  
 Is the broker of (check one): ☐ the Tenant; or ☒ both the Tenant and Housing Provider. (Dual Agent).  
 Tenant's Agent Johnny Aragon License Number 02066422  
 Is (check one): ☐ the Tenant's Agent. (salesperson or broker associate); or ☒ both the Tenant's and Housing Provider's Agent (Dual Agent).

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

C. **TERMINATION OF AGENCY RELATIONSHIP:**

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

- 42.
- TENANT COMPENSATION TO BROKER:**
- Upon execution of this Agreement, Tenant agrees to pay compensation to Broker as specified in a separate written agreement between Tenant and Broker.

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

- 44.
- OWNER COMPENSATION TO BROKER:**
- Upon execution of this Agreement, Owner agrees to pay compensation to Broker as specified in a separate written agreement between Owner and Broker (C.A.R. Form LL or LCA).

- 45.
- RECEIPT:**
- If specified in paragraph 5, Housing Provider or Broker, acknowledges receipt of move-in funds.

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

Keysafe/Lockbox Addendum (C.A.R. Form KLA); Lead-Based Paint and Lead-Based Paint Hazards Disclosure (C.A.R. Form LPD);  
☒ Lease/Rental Mold and Ventilation Addendum (C.A.R. Form LRM); Housing Provider in Default Addendum (C.A.R. Form  
HPID); ☒ Parking and Storage Disclosure (C.A.R. Form PSD); ☒ Bed Bug Disclosure (C.A.R. Form BBD); ☒ Tenant Flood Hazard  
Disclosure (C.A.R. Form TFHD); ☒ Rent Cap and Just Cause Addendum (C.A.R. Form RCJC)

☐ Other Documents/Addenda:☐ Other Terms:

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

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

49. The Premises is being managed by Owner, (or, if checked):

☐ Housing Provider's Brokerage Firm in Real Estate Brokerage section ☐ Tenant's Brokerage Firm in Real Estate Brokers section☐ Property Management firm immediately below

Real Estate Broker (Property Manager)

DRE Lic #

(Agent)

DRE Lic #

Address

Telephone #

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

Tenant's Initials JSB JSB Housing Providers Initials BS VM

Premises: **518 N Stoneman Ave. Alhambra, California 91801**Date: **09/04/2023****50. Tenant agrees to rent the Premises on the above terms and conditions.**

- A. ☐ **ENTITY TENANT:** (Note: If this paragraph is completed, a Representative Capacity Signature Disclosure (C.A.R. Form RCSD) is not required for the Legally Authorized Signers designated below.)
- (1) One or more Tenant is a trust, corporation, LLC, probate estate, partnership, holding a power of attorney or other entity.
  - (2) This Agreement is being Signed by a Legally Authorized Signer in a representative capacity and not for him/herself as an individual. See paragraph 47 for additional terms.
  - (3) The name(s) of the Legally Authorized Signer(s) is: \_\_\_\_\_
  - (4) If a trust, identify Tenant as trustee(s) of the trust or by simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust).
  - (5) If the entity is a trust or under probate, the following is the full name of the trust or probate case, including case #: \_\_\_\_\_

**B. TENANT SIGNATURE(S):**

(Signature) By: James Burbank Date: 9/4/23  
 Printed name of Tenant: **James Steven Burbank**  
☐ Printed Name of Legally Authorized Signer: \_\_\_\_\_ Title, if applicable, \_\_\_\_\_  
 Address **405 N Madison Ave #21** City **Pasadena** State **Ca** Zip **91101**  
 Telephone \_\_\_\_\_ Text **(213)858-1725** E-mail **jamesburbank91@gmail.com**

(Signature) By: Jennifer Burbank Date: 9/4/23  
 Printed name of Tenant: **Jennifer Burbank**  
☐ Printed Name of Legally Authorized Signer: \_\_\_\_\_ Title, if applicable, \_\_\_\_\_  
 Address **405 N Madison Ave #21** City **Pasadena** State **Ca** Zip **91101**  
 Telephone \_\_\_\_\_ Text **(323)336-7829** E-mail **jenbarreda@yahoo.com**

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

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

Guarantor (Print Name) \_\_\_\_\_  
 Guarantor \_\_\_\_\_ Date \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ Text \_\_\_\_\_ E-mail \_\_\_\_\_

**51. Housing Provider (owner or agent for owner) agrees to rent the Premises on the above terms and conditions.**

- A. ☐ **ENTITY HOUSING PROVIDER:** (Note: If this paragraph is completed, a Representative Capacity Signature Disclosure (C.A.R. Form RCSD) is not required for the Legally Authorized Signers designated below.)
- (1) One or more Housing Provider is a trust, corporation, LLC, probate estate, partnership, holding a power of attorney or other entity.
  - (2) This Agreement is being Signed by a Legally Authorized Signer in a representative capacity and not for him/herself as an individual capacity. See paragraph 47 for additional terms.
  - (3) The name(s) of the Legally Authorized Signer(s) is: \_\_\_\_\_
  - (4) If a trust, identify Housing Provider as trustee(s) of the trust or by simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust).
  - (5) If the entity is a trust or under probate, the following is the full name of the trust or probate case, including case #: \_\_\_\_\_

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

(Signature) By: Bradford M. Martinez Date: 9/5/2023 | 11:04:5  
 Printed name of Housing Provider: **Bradford M. Martinez**  
☐ Printed Name of Legally Authorized Signer: \_\_\_\_\_ Title, if applicable, \_\_\_\_\_  
 Address **518 N Stoneman Ave.** City **Alhambra** State **Ca** Zip **91801**  
 Telephone \_\_\_\_\_ Text \_\_\_\_\_ E-mail **brad\_martinez@att.net**

(Signature) By: Vicki Martinez Date: 9/5/2023 | 11:51:  
 Printed name of Housing Provider: **Vicki Lynn Martinez**  
☐ Printed Name of Legally Authorized Signer: \_\_\_\_\_ Title, if applicable, \_\_\_\_\_  
 Address **518 N Stoneman Ave.** City **Alhambra** State **Ca** Zip **91801**  
 Telephone \_\_\_\_\_ Text \_\_\_\_\_ E-mail **vicky\_martinez@att.net**

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



Premises: 518 N Stoneman Ave., Alhambra, California 91801Date: 09/04/2023**REAL ESTATE BROKERS:**

- A. Real estate brokers who are not also Housing Provider under this Agreement are not parties to the Agreement between Housing Provider and Tenant.
- B. Agency relationships are confirmed in **paragraph 41**.
- C. **COOPERATING BROKER COMPENSATION:** Listing Broker agrees to pay Cooperating Broker (Leasing Firm) and Cooperating Broker agrees to accept: (i) the amount specified in the MLS, provided Cooperating Broker is a Participant of the MLS in which the Property is offered for sale or lease or a reciprocal MLS; or (ii) (if checked) the amount specified in a separate written agreement between Listing Broker and Cooperating Broker.

Tenant's Brokerage Firm Coldwell Banker RealtyDRE Lic. # 00616212

By (Agent)

Johnny Aragon DRE Lic. # 02066422

Date

8/7/23

Address

388 S Lake Ave

City

Pasadena

State

CA

Zip

91101

Telephone

(933) 790-3638

Text

E-mail

johnny.aragon@cbrealty.com

Housing Provider's Brokerage Firm

DocuSigned by:  
Marisol GrierColdwell Banker RealtyDRE Lic. # 00616212

By (Agent)

Marisol Grier DRE Lic. # 01950362

Date

9/5/2023 | 12:

Address

388 S Lake Ave

City

Pasadena

State

CA

Zip

91101-3508

Telephone

(626) 487-6849

Text

E-mail

marisolrealtor4u@gmail.com

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RLMM REVISED 6/23 (PAGE 9 OF 9)

**RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (RLMM PAGE 9 OF 9)**Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201 [www.lwoll.com](http://www.lwoll.com)

518 N Stoneman



CALIFORNIA  
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# WIRE FRAUD AND ELECTRONIC FUNDS TRANSFER ADVISORY

(C.A.R. Form WFA, Revised 12/21)



Property Address: **518 N Stoneman Ave., Alhambra, California 91801**

("Property").

## WIRE FRAUD AND ELECTRONIC FUNDS TRANSFERS ADVISORY:

The ability to communicate and conduct business electronically is a convenience and reality in nearly all parts of our lives. At the same time, it has provided hackers and scammers new opportunities for their criminal activity. Many businesses have been victimized and the real estate business is no exception.

While wiring or electronically transferring funds is a welcome convenience, we all need to exercise extreme caution. Emails attempting to induce fraudulent wire transfers have been received and have appeared to be legitimate. Reports indicate that some hackers have been able to intercept emailed transfer instructions, obtain account information and, by altering some of the data, redirect the funds to a different account. It also appears that some hackers were able to provide false phone numbers for verifying the wiring or funds transfer instructions. In those cases, the victim called the number provided to confirm the instructions, and then unwittingly authorized a transfer to somewhere or someone other than the intended recipient.

### ACCORDINGLY, YOU ARE ADVISED:

1. Obtain phone numbers and account numbers only from Escrow Officers, Property Managers, or Landlords at the beginning of the transaction.
2. DO NOT EVER WIRE OR ELECTRONICALLY TRANSFER FUNDS PRIOR TO CALLING TO CONFIRM THE TRANSFER INSTRUCTIONS. ONLY USE A PHONE NUMBER YOU WERE PROVIDED PREVIOUSLY. Do not use any different phone number or account number included in any emailed transfer instructions.
3. Orally confirm the transfer instruction is legitimate and confirm the bank routing number, account numbers and other codes before taking steps to transfer the funds.
4. Avoid sending personal information in emails or texts. Provide such information in person or over the telephone directly to the Escrow Officer, Property Manager, or Landlord.
5. Take steps to secure the system you are using with your email account. These steps include creating strong passwords, using secure WiFi, and not using free services.

If you believe you have received questionable or suspicious wire or funds transfer instructions, immediately notify your bank, and the other party, and the Escrow Office, Landlord, or Property Manager. The sources below, as well as others, can also provide information:

Federal Bureau of Investigation: <https://www.fbi.gov/>; the FBI's IC3 at [www.ic3.gov](http://www.ic3.gov); or 310-477-6565

National White Collar Crime Center: <http://www.nw3c.org/>

On Guard Online: <https://www.onguardonline.gov/>

**NOTE: There are existing alternatives to electronic and wired fund transfers such as cashier's checks.**

By signing below, the undersigned acknowledge that each has read, understands and has received a copy of this Wire Fraud and Electronic Funds Transfer Advisory.

Buyer/Tenant	<i>[Signature]</i>	<i>Jennifer Burbank</i>	Date	<i>9/4/23</i>
Buyer/Tenant	<i>[Signature]</i>	<i>James Burbank</i>	Date	<i>9/4/23</i>
Seller/Landlord x	<i>[Signature]</i>	<i>Bradford M. Martinez</i>	Date	<i>8/28/2023   2:36</i>
Seller/Landlord x	<i>[Signature]</i>	<i>Vicki Lynn Martinez</i>	Date	<i>8/29/2023   8:32</i>

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WFA REVISED 12/21 (PAGE 1 OF 1)

## WIRE FRAUD AND ELECTRONIC FUNDS TRANSFER ADVISORY (WFA PAGE 1 OF 1)

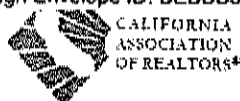
Coldwell Banker, 388 S. Lake Ave Pasadena CA 91101  
Marisol Grier

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harvard St, Suite 2200, Dallas, TX 75201

Phone: (626)481-6849 Fax: (626)440-0455  
[www.lwolf.com](http://www.lwolf.com)

518 N Stoneman





# FAIR HOUSING AND DISCRIMINATION ADVISORY

(C.A.R. Form FHDA, Revised 6/23)

1. **EQUAL ACCESS TO HOUSING FOR ALL:** All housing in California is available to all persons. Discrimination as noted below is prohibited by law. Resources are available for those who have experienced unequal treatment under the law.
2. **FEDERAL AND STATE LAWS PROHIBIT DISCRIMINATION AGAINST IDENTIFIED PROTECTED CLASSES:**
  - A. **FEDERAL FAIR HOUSING ACT ("FHA")** Title VIII of the Civil Rights Act; 42 U.S.C. §§ 3601-3619; Prohibits discrimination in sales, rental or financing of residential housing against persons in protected classes;
  - B. **CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT ("FEHA")** California Government Code ("GC") §§ 12900-12996, 12955; 2 California Code of Regulations ("CCR") §§ 12005-12271; Prohibits discrimination in sales, rental or financing of housing opportunity against persons in protected classes by providers of housing accommodation and financial assistance services as related to housing;
  - C. **CALIFORNIA UNRUH CIVIL RIGHTS ACT ("Unruh")** California Civil Code ("CC") § 51; Prohibits business establishments from discriminating against, and requires full and equal accommodation, advantages, facilities, privileges, and services to persons in protected classes;
  - D. **AMERICANS WITH DISABILITIES ACT ("ADA")** 42 U.S.C. §§ 12181-12189; Title III of the ADA prohibits discrimination based on disability in public accommodations; and
  - E. **OTHER FAIR HOUSING LAWS:** § 504 of Rehabilitation Act of 1973 29 U.S.C. § 794; Ralph Civil Rights Act CC § 51.7; California Disabled Persons Act; CC §§ 54-55.32; any local city or county fair housing ordinances, as applicable.
3. **POTENTIAL LEGAL REMEDIES FOR UNLAWFUL DISCRIMINATION:** Violations of fair housing laws may result in monetary civil fines, injunctive relief, compensatory and/or punitive damages, and attorney fees and costs.
4. **PROTECTED CLASSES/CHARACTERISTICS:** Whether specified in Federal or State law or both, discrimination against persons based on that person's belonging to, association with, or perceived membership in, certain classes or categories, such as the following, is prohibited. Other classes, categories or restrictions may also apply.

Race	Color	Ancestry	National Origin	Religion
Age	Sex, Sexual Orientation	Gender, Gender Identity, Gender expression	Marital Status	Familial Status (family with a child or children under 18)
Citizenship	Immigration Status	Primary Language	Military/Veteran Status	Source of Income (e.g., Section 8 Voucher)
Medical Condition	Disability (Mental & Physical)	Genetic Information	Criminal History (non-relevant convictions)	Any arbitrary characteristic

5. **THE CALIFORNIA DEPARTMENT OF REAL ESTATE REQUIRES TRAINING AND SUPERVISION TO PREVENT HOUSING DISCRIMINATION BY REAL ESTATE LICENSEES:**
  - A. California Business & Professions Code ("B&PC") § 10170.5(a)(4) requires 3 hours of training on fair housing for DRE license renewal; Real Estate Regulation § 2725(f) requires brokers who oversee salespersons to be familiar with the requirements of federal and state laws relating to the prohibition of discrimination.
  - B. Violation of DRE regulations or real estate laws against housing discrimination by a real estate licensee may result in the loss or suspension of the licensee's real estate license. B&PC § 10177(l)(1); 10 CCR § 2780
6. **REALTOR® ORGANIZATIONS PROHIBIT DISCRIMINATION:** NAR Code of Ethics Article 10 prohibits discrimination in employment practices or in rendering real estate license services against any person because of race, color, religion, sex, disability, familial status, national origin, sexual orientation, or gender identity by REALTORS®.
7. **WHO IS REQUIRED TO COMPLY WITH FAIR HOUSING LAWS?**  
Below is a non-exclusive list of providers of housing accommodations or financial assistance services as related to housing who are most likely to be encountered in a housing transaction and who must comply with fair housing laws.

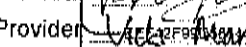
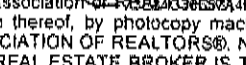
- Sellers
- Real estate licensees
- Mobilehome parks
- Insurance companies
- Landlords/Housing Providers
- Real estate brokerage firms
- Homeowners Associations ("HOAs");
- Government housing services
- Sublessors
- Property managers
- Banks and Mortgage lenders
- Appraisers

8. **EXAMPLES OF CONDUCT THAT MAY NOT BE MOTIVATED BY DISCRIMINATORY INTENT BUT COULD HAVE A DISCRIMINATORY EFFECT:**
  - A. Prior to acceptance of an offer, asking for or offering buyer personal information or letters from the buyer, especially with photos. Those types of documents may inadvertently reveal, or be perceived as revealing, protected status information thereby increasing the risk of (i) actual or unconscious bias, and (ii) potential legal claims against sellers and others by prospective buyers whose offers were rejected.
  - B. Refusing to rent (i) an upper-level unit to an elderly tenant out of concern for the tenant's ability to navigate stairs or (ii) a house with a pool to a person with young children out of concern for the children's safety.
9. **EXAMPLES OF UNLAWFUL OR IMPROPER CONDUCT BASED ON A PROTECTED CLASS OR CHARACTERISTIC:**
  - A. Refusing to negotiate for a sale, rental or financing or otherwise make a housing opportunity unavailable; failing to present offers due to a person's protected status;
  - B. Refusing or failing to show, rent, sell or finance housing; "channeling" or "steering" a prospective buyer or tenant to or away from a particular area due to that person's protected status or because of the racial, religious or ethnic composition of the neighborhood;
  - C. "Blockbusting" or causing "panic selling" by inducing a listing, sale or rental based on the grounds of loss of value of property, increase in crime, or decline in school quality due to the entry or prospective entry of people in protected categories into the neighborhood;
  - D. Making any statement or advertisement that indicates any preference, limitation, or discrimination;



- E. Inquiring about protected characteristics (such as asking tenant applicants if they are married, or prospective purchasers if they have children or are planning to start a family);
  - F. Using criminal history information before otherwise affirming eligibility, and without a legally sufficient justification;
  - G. Failing to assess financial standards based on the portion of the income responsible by a tenant who receives government subsidies (such as basing an otherwise neutral rent to income ratio on the whole rent rather than just the part of rent that is the tenant's responsibility);
  - H. Denying a home loan or homeowner's insurance;
  - I. Offering inferior terms, conditions, privileges, facilities or services;
  - J. Using different qualification criteria or procedures for sale or rental of housing such as income standards, application requirements, application fees, credit analyses, sale or rental approval procedures or other requirements;
  - K. Harassing a person;
  - L. Taking an adverse action based on protected characteristics;
  - M. Refusing to permit a reasonable modification to the premises, as requested by a person with a disability (such as refusing to allow a tenant who uses a wheelchair to install, at their expense, a ramp over front or rear steps, or refusing to allow a tenant with a disability from installing, at their own expense, grab bars in a shower or bathtub);
  - N. Refusing to make reasonable accommodation in policies, rules, practices, or services for a person with a disability (such as the following, if an actual or prospective tenant with a disability has a service animal or support animal):
    - (i) Failing to allow that person to keep the service animal or emotional support animal in rental property,
    - (ii) Charging that person higher rent or increased security deposit, or
    - (iii) Failing to show rental or sale property to that person who is accompanied by the service animal or support animal, and;
  - O. Retaliating for asserting rights under fair housing laws.
- 10. EXAMPLES OF POSITIVE PRACTICES:**
- A. Real estate licensees working with buyers or tenants should apply the same objective property selection criteria, such as location/neighborhood, property features, and price range and other considerations, to all prospects.
  - B. Real estate licensees should provide complete and objective information to all clients based on the client's selection criteria.
  - C. Real estate licensees should provide the same professional courtesy in responding to inquiries, sharing of information and offers of assistance to all clients and prospects.
  - D. Housing providers should not make any statement or advertisement that directly or indirectly implies preference, limitation, or discrimination regarding any protected characteristic (such as "no children" or "English-speakers only").
  - E. Housing providers should use a selection process relying on objective information about a prospective buyer's offer or tenant's application and not seek any information that may disclose any protected characteristics (such as using a summary document, e.g. C.A.R. Form SUM-MO, to compare multiple offers on objective terms).
- 11. FAIR HOUSING RESOURCES:** If you have questions about your obligations or rights under the Fair Housing laws, or you think you have been discriminated against, you may want to contact one or more of the sources listed below to discuss what you can do about it, and whether the resource is able to assist you.
- A. Federal: [https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp](https://www.hud.gov/program_offices/fair_housing_equal_opp)
  - B. State: <https://calcivilrights.ca.gov/housing/>
  - C. Local: local Fair Housing Council office (non-profit, free service)
  - D. DRE: <https://www.dre.ca.gov/Consumers/FileComplaint.html>
  - E. Local Association of REALTORS®. List available at: <https://www.car.org/en/contactus/rosters/localassociationroster>.
  - F. Any qualified California fair housing attorney, or if applicable, landlord-tenant attorney.
- 12. LIMITED EXCEPTIONS TO FAIR HOUSING REQUIREMENTS:** No person should rely on any exception below without first seeking legal advice about whether the exception applies to their situation. Real estate licensees are not qualified to provide advice on the application of these exceptions.
- A. Legally compliant senior housing is exempt from FHA, FEHA and Unruh as related to age or familial status only;
  - B. An owner of a single-family residence who resides at the property with one lodger may be exempt from FEHA for rental purposes, PROVIDED no real estate licensee is involved in the rental;
  - C. An owner of a single-family residence may be exempt from FHA for sale or rental purposes, PROVIDED (i) no real estate licensee is involved in the sale or rental and (ii) no discriminatory advertising is used, and (iii) the owner owns no more than three single-family residences. Other restrictions apply;
  - D. An owner of residential property with one to four units who resides at the property, may be exempt from FHA for rental purposes, PROVIDED no real estate licensee is involved in the rental; and
  - E. Both FHA and FEHA do not apply to roommate situations. See, *Fair Housing Council v Roommate.com LLC*, 666 F.3d 1216 (2019).
  - F. Since both the 14th Amendment of the U.S. Constitution and the Civil Rights Act of 1866 prohibit discrimination based on race; the FHA and FEHA exemptions do not extend to discrimination based on race.

Buyer/Tenant and Seller/Housing Provider have read, understand and acknowledge receipt of a copy of this Fair Housing & Discrimination Advisory.

Buyer/Tenant		James Steven Burbank	Date	9/4/23
Buyer/Tenant		Jennifer Burbank	Date	9/4/23
Seller/Housing Provider		Bradford M. Martinez	Date	9/5/2023   11:04:11
Seller/Housing Provider		Vicki Lynn Martinez	Date	9/5/2023   11:51:55

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518 N Stoneman







CALIFORNIA  
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## CALIFORNIA CONSUMER PRIVACY ACT ADVISORY, DISCLOSURE AND NOTICE

(C.A.R. Form CCPA, Revised 12/22)



The California Consumer Privacy Act (commencing with Civil Code § 1798.100) ("CCPA"), as amended by California voters in 2020, grants to California residents certain rights in their private, personal information ("PI") that is collected by companies with whom they do business. Under the CCPA, PI is defined broadly to encompass non-public records information that could reasonably be linked directly or indirectly to you. PI could potentially include photographs of, or sales information about, your property.

During the process of buying and selling real estate your PI will be collected and likely shared with others, including real estate licensees, a Multiple Listing Service, real estate internet websites, service providers, lenders, and title and escrow companies, to name several possibilities. Businesses that are covered by the CCPA are required to grant you various rights in your PI, including the right to know what PI is collected, the right to know what PI is sold or shared and to whom, the right to request that the business correct or delete your PI, the right to "opt out" or stop the transfer of your PI to others, and the right to limit the use of certain PI which is considered "sensitive." You may get one or more notices regarding your CCPA rights from businesses you interact with in a real estate transaction. However, not all businesses that receive or share your PI are obligated to comply with the CCPA. Moreover, businesses that are otherwise covered under the CCPA may have a legal obligation to maintain PI, notwithstanding your instruction to the contrary. For instance, regardless of whether they are covered by CCPA, under California law, brokers and Multiple Listing Services are required to maintain their records for 3 years. If you wish to exercise your rights under CCPA, where applicable, you should contact the respective business directly.

You can obtain more information about the CCPA and your rights under the law from the State of California Department of Justice ([oag.ca.gov/privacy/ccpa](http://oag.ca.gov/privacy/ccpa)). Additionally, the California Privacy Protection Agency is authorized to promulgate regulations which may further clarify requirements of the CCPA ([cppa.ca.gov/regulations/](http://cppa.ca.gov/regulations/)).

I/we acknowledge receipt of a copy of this California Consumer Privacy Act Advisory, Disclosure and Notice.

Buyer/Seller/Landlord/Tenant

*Jennifer Burbank*  
Jennifer Burbank

Date

9/4/23

Buyer/Seller/Landlord/Tenant

*James Burbank*  
James Burbank

Date

9/4/23

DocuSigned by:

*Burbank*  
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9/5/2023 | 11:04:59 A

DocuSigned by:

*Vicki Martinez*  
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9/5/2023 | 11:51:50 A

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CALIFORNIA CONSUMER PRIVACY ACT ADVISORY (CCPA PAGE 1 OF 1)

Coldwell Banker Realty - Pasadena, 388 S Lake Ave. Pasadena CA 91101  
Johnny Aragon

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Phone: (213) 290-3675 Fax: (626) 440-0455  
[www.lwolf.com](http://www.lwolf.com)

518 N Stoneman

COLDWELL BANKER  
REALTY

## COLDWELL BANKER REALTY PRIVACY NOTICE FOR CALIFORNIA CONSUMERS

In this Privacy Notice for California Consumers (the "Privacy Notice" or "Notice") we provide information for California residents about our collection and use of personal information related to our real estate brokerage and related services ("Services"). This Notice is intended to satisfy our requirement under California privacy laws, including the California Consumer Privacy Act ("CCPA"), to provide privacy notice to California residents at or before the time when we collect their personal information. This Privacy Notice supplements the information contained in our Privacy Policy, located at [coldwellbankerhomes.com/privacy](http://coldwellbankerhomes.com/privacy).

Under the CCPA, "personal information" is any information that identifies, relates to, describes, is reasonably capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular person. It does not include personal information that is exempt under the CCPA, such as publicly available data as defined by the CCPA, de-identified or aggregated consumer information, or information subject to the Gramm-Leach Bliley Act or the California Financial Information Privacy Act.

### Categories of Personal Information Collected

Our real estate business collects and receives personal information primarily for the purpose of helping you complete your real estate transaction. We may collect personal information directly from you, automatically related to your use of our Services, as well as from third parties, such as business partners, title or escrow companies, lenders or mortgage brokers, and other third parties. Below please find the categories of personal information—as defined by the CCPA—about California residents that we collect, sell, and/or disclose:

Category	Description
<i>Identifiers</i>	Such as real name, postal address, unique personal identifier, online identifier, internet protocol (IP) address, email address, SSN, driver's license number, passport number, or other similar identifiers. *
<i>Customer records (subject to Cal. Civ. Code § 1798.80(e)).</i>	Paper and electronic customer records containing personal information, such as name, signature, SSN, address, telephone number, passport number, driver's license or state identification card number, insurance policy number (e.g., for home/title insurance), education, and employment, as well as sales information such as listing price and purchase price, or other financial information relating to the financing of a real estate transaction (as examples, information provided to an agent by a lender or mortgage broker; information related to the verification of a down payment typically required by a real estate purchase agreement; or information provided to an agent when a "net sheet" is created). *
<i>Protected classifications under California or federal law</i>	Citizenship or marital status, family status, medical condition, veteran or military status, or mental capacity (as sometimes issues of capacity arise in a real estate transaction). *
<i>Commercial information</i>	Such as records of real property, products or services purchased, obtained, or considered, or other purchasing histories or tendencies, such as sales information, purchase price, listing price or contract terms other similar information that is received to facilitate a real property purchase transaction.
<i>Internet or other similar network activity</i>	Such as internet or other electronic network activity information including, but not limited to, browsing history, search history, and information regarding a consumer's interaction with an internet website, application, or advertisement.
<i>Geolocation information</i>	Precise location information about a particular individual or device.
<i>Audio, video, and other electronic data</i>	Such as, CCTV footage, photographs, and call recordings, and other audio or visual data.
<i>Employment information</i>	Current or recent professional or employment-related information. *
<i>Inferences drawn from other personal information</i>	Profile reflecting a person's preferences, characteristics, or attitudes, including lists of potential buyers or sellers ("lead lists").

*\*In certain real estate transactions, a title company may be required to collect certain identifying information, such as social security numbers, driver's license numbers and/or passport numbers, per US Treasury department anti-money laundering rules where the buyer is an entity and purchasing without a bank loan. Our agents may assist in this process.*

### Purposes for Our Collection, Use and Disclosure of Personal Information

We collect and use your personal information primarily to facilitate your real estate transaction and provide our Services to you. In doing so, we may also share certain information with third parties, such as multiple listing service companies, title or



escrow companies, lenders or mortgage brokers, and other business partners and third parties. While our use and disclosure of personal information may vary depending upon the circumstances, in general we may collect, use and disclose personal information for the purposes described below.

Purpose	Description
Facilitating real estate transactions	In order to facilitate the purchase, sale or marketing of your property or to otherwise facilitate the completion of your real estate transaction.
Providing support and services	To communicate with clients and prospective clients relating to our Services; to respond to inquiries; and for other customer service and support purposes.
Analyzing and improving our business	To evaluate and improve our services and business operation; to conduct surveys, and other evaluations, such as customer satisfaction surveys; to prepare benchmarking reports and analyze market trends and comparable sales; and for other research and analytical purposes.
Advertising, marketing and promotional purposes	To better target our ad and marketing campaigns; to evaluate, measure, and improve the effectiveness of our campaigns; to send you newsletters, offers, or other information we think may interest you; and to contact you about our services or information we think may interest you.
Securing and protecting our business	To protect and secure our business operations, assets, services, network and information and technology resources; to investigate, prevent, detect and take action regarding fraud, unauthorized access, situations involving potential threats to the rights or safety of any person or third party, or other unauthorized activities or misconduct.
Defending our legal rights	Including to manage and respond to actual and potential legal disputes and claims, and to otherwise establish, defend or protect our rights or interests, including in the context of anticipated or actual litigation with third parties
Auditing, reporting, corporate governance, and internal operations	Including relating to financial, tax and accounting audits; audits and assessments of our operations, privacy, security and financial controls, risk, and compliance with legal obligations; our general business, accounting, record keeping and legal functions; and related to any actual or contemplated merger, acquisition, asset sale or transfer, financing, bankruptcy or restructuring of all or part of our business.
Complying with legal obligations	Including to comply with the law, our legal obligations and legal process, such warrants, subpoenas, court orders, and regulatory or law enforcement requests.

#### More Information

**Our Privacy Policy:** For more information about our information practices, as well as your rights and choices regarding your personal information, please review our Privacy Policy: [www.colwellbankerdunes.com/privacy](http://www.colwellbankerdunes.com/privacy)

**Opt-out:** To submit a request to opt out of our sale of your personal information to third parties, such as real estate professionals and other business partners, go to: [dataprivacy@realogy.com](mailto:dataprivacy@realogy.com). Further, to opt out of the collection of personal information by third party advertising cookies on our Websites, go to [www.privacyrights.org](http://www.privacyrights.org).

**Contact Us:** If you have any questions or concerns regarding our use of personal information as described in this Notice, please contact [dataprivacy@realogy.com](mailto:dataprivacy@realogy.com).


Bradford M. Martinez

Print Name

Vicki Lynn Martinez

Print Name

DocuSigned by:

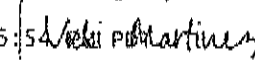


8/28/2023 | 2:36:54 PM

Client Signature

Date

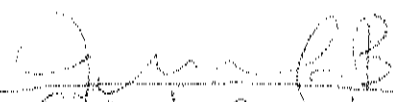
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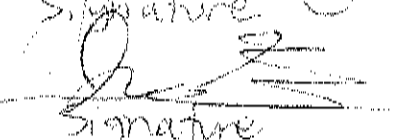


8/29/2023 | 8:32:19 PM

Client Signature

Date

X   
Signature

X   
Signature

9/4/23  
Date

9/4/23  
Date

January 2020 (2)



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

**WATER HEATER AND SMOKE DETECTOR  
STATEMENT OF COMPLIANCE**  
(C.A.R. Form WHSD, Revised 11/10)



**COLDWELL BANKER**  
REALTY

Property Address: 518 N Stoneman Ave., Alhambra, California 91801

NOTE: A seller who is not required to provide one of the following statements of compliance is not necessarily exempt from the obligation to provide the other statement of compliance.

**WATER HEATER STATEMENT OF COMPLIANCE**

- STATE LAW:** California Law requires that all new and replacement water heaters and existing residential water heaters be braced, anchored or strapped to resist falling or horizontal displacement due to earthquake motion. "Water heater" means any standard water heater with a capacity of no more than 120 gallons for which a pre-engineered strapping kit is readily available. (Health and Safety Code §19211d). Although not specifically stated, the statute requiring a statement of compliance does not appear to apply to a properly installed and bolted tankless water heater for the following reasons: There is no tank that can overturn; Pre-engineered strapping kits for such devices are not readily available; and Bolting already exists that would help avoid displacement or breakage in the event of an earthquake.
- LOCAL REQUIREMENTS:** Some local ordinances impose more stringent water heater bracing, anchoring or strapping requirements than does California Law. Therefore, it is important to check with local city or county building and safety departments regarding the applicable water heater bracing, anchoring or strapping requirements for your property.
- TRANSFEROR'S WRITTEN STATEMENT:** California Health and Safety Code §19211 requires the seller of any real property containing a water heater to certify, in writing, that the seller is in compliance with California State Law. If the Property is a manufactured or mobile home, Seller shall also file a required Statement with the Department of Housing and Community Development.
- CERTIFICATION:** Seller represents that the Property, as of the Close Of Escrow, will be in compliance with Health and Safety Code §19211 by having the water heater(s) braced, anchored or strapped in place, in accordance with those requirements.

Seller Bradford M. Martinez Date 8/28/2023 | 2  
(Signature) (Print Name)

Seller Vicki Lynn Martinez Date 8/29/2023 | 8  
(Signature) (Print Name)

The undersigned hereby acknowledge(s) receipt of a copy of this document.

Buyer Jennifer Burbank Date 9/4/23  
(Signature) (Print Name)

Buyer James Burbank Date 9/4/23  
(Signature) (Print Name)

**SMOKE DETECTOR STATEMENT OF COMPLIANCE**

- STATE LAW:** California Law requires that (i) every single-family dwelling and factory built housing unit sold on or after January 1, 1986, must have an operable smoke detector, approved and listed by the State Fire Marshal, installed in accordance with the State Fire Marshal's regulations (Health and Safety Code §13113.8) and (ii) all used manufactured or mobilehomes have an operable smoke detector in each sleeping room.
- LOCAL REQUIREMENTS:** Some local ordinances impose more stringent smoke detector requirements than does California Law. Therefore, it is important to check with local city or county building and safety departments regarding the applicable smoke detector requirements for your property.
- TRANSFEROR'S WRITTEN STATEMENT:** California Health and Safety Code §13113.8(b) requires every transferor of any real property containing a single-family dwelling, whether the transfer is made by sale, exchange, or real property sales contract (installment sales contract), to deliver to the transferee a written statement indicating that the transferor is in compliance with California State Law concerning smoke detectors. If the Property is a manufactured or mobile home, Seller shall also file a required Statement with the Department of Housing and Community Development (HCD).
- EXCEPTIONS:** Generally, a written statement of smoke detector compliance is not required for transactions for which the Seller is exempt from providing a transfer disclosure statement.
- CERTIFICATION:** Seller represents that the Property, as of the Close Of Escrow, will be in compliance with the law by having operable smoke detector(s) (i) approved and listed by the State Fire Marshal installed in accordance with the State Fire Marshal's regulations Health and Safety Code §13113.8 or (ii) in compliance with Manufactured Housing Construction and Safety Act (Health and Safety Code §18029.6) located in each sleeping room for used manufactured or mobilehomes as required by HCD and (iii) in accordance with applicable local ordinance(s).

Seller Bradford M. Martinez Date 8/28/2023 | 2  
(Signature) (Print Name)

Seller Vicki Lynn Martinez Date 8/29/2023 | 8  
(Signature) (Print Name)

The undersigned hereby acknowledge(s) receipt of a copy of this Water Heater and Smoke Detector Statement of Compliance.

Buyer Jennifer Burbank Date 9/4/23  
(Signature) (Print Name)

Buyer James Burbank Date 9/4/23  
(Signature) (Print Name)

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525 South Virgil Avenue, Los Angeles, California 90020

WHSD REVISED 11/10 (PAGE 1 OF 1)

**WATER HEATER AND SMOKE DETECTOR STATEMENT OF COMPLIANCE (WHSD PAGE 1 OF 1)**

Coldwell Banker, 388 S. Lake Ave Pasadena CA 91101  
Maribel Grier

Phone: (626) 487-6549 Fax: (626) 440-0455  
Produced with Lone Wolf Transactions (zipform Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwv.com

518 N Stoneman





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## CARBON MONOXIDE DETECTOR NOTICE

(C.A.R. Form CMD, 4/12)



COLDWELL BANKER  
REALTY

### 1. INSTALLATION OF CARBON MONOXIDE DETECTORS:

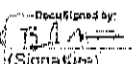
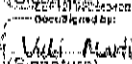
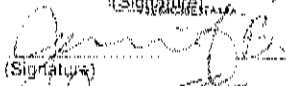

- A. **Requirements:** California law (Health and Safety Code §§ 13260 to 13263 and 17206 to 17206.2) requires that as of July 1, 2011, all existing single-family dwellings have carbon monoxide detectors installed and that all other types of dwelling units intended for human occupancy have carbon monoxide detectors installed on or before January 1, 2013. The January 1, 2013 requirement applies to a duplex, lodging house, dormitory, hotel, condominium, time-share and apartment, among others.
- B. **Exceptions:** The law does not apply to a dwelling unit which does not have any of the following: a fossil fuel burning heater or appliance, a fireplace, or an attached garage. The law does not apply to dwelling units owned or leased by the State of California, the Regents of the University of California or local government agencies. Aside from these three owner types, there are **no other owner exemptions** from the installation requirement; it applies to all owners of dwellings, be they individual banks, corporations, or other entities. There is no exemption for REO properties.

2. **DISCLOSURE OF CARBON MONOXIDE DETECTORS:** The Health and Safety Code does not require a disclosure regarding the existence of carbon monoxide detectors in a dwelling. However, a seller of residential 1-4 property who is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS) or a Manufactured Home and Mobile Home Transfer Disclosure Statement (C.A.R. Form MHTDS) must use section II A of that form to disclose if the dwelling unit has a carbon monoxide detector.

3. **COMPLIANCE WITH INSTALLATION REQUIREMENT:** State building code requires at a minimum, placement of carbon monoxide detectors in applicable properties outside of each sleeping area, and on each floor in a multi-level dwelling but additional or different requirements may apply depending on local building standards and manufacturer instructions. An owner who fails to install a carbon monoxide detector when required by law and continues to fail to install the detector after being given notice by a governmental agency could be liable for a fine of up to \$200 for each violation. A transfer of a property where a seller, as an owner, has not installed carbon monoxide detectors, when required to do so by law, will not be invalidated, but the seller/owner could be subject to damages of up to \$100, plus court costs and attorney fees. Buyer and Seller are each advised to consult with their own home inspector, contractor or building department to determine the exact location for installation of carbon monoxide detectors. Buyer is advised to consult with a professional of Buyer's choosing to determine whether the property has carbon monoxide detector(s) installed as required by law, and if not to discuss with their counsel the potential consequences.

4. **LOCAL REQUIREMENTS:** Some localities maintain their own retrofit or point of sale requirements which may include the requirement that a carbon monoxide detector be installed prior to a transfer of property. Therefore, it is important to check the local city or county building and safety departments regarding point of sale or retrofit requirements when transferring property.

The undersigned hereby acknowledge(s) receipt of a copy of this Carbon Monoxide Detector Notice.

Seller/Housing Provider		<b>Bradford M. Martinez</b> (Print Name)	Date	8/28/2023   2:36:54
Seller/Housing Provider		<b>Vicki Lynn Martinez</b> (Print Name)	Date	8/29/2023   8:32:19
Buyer/Tenant		<b>Jennifer Burbank</b> (Print Name)	Date	9/4/23
Buyer/Tenant		<b>James Burbank</b> (Print Name)	Date	9/4/23

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CMD 4/12 (PAGE 1 OF 1)



### CARBON MONOXIDE DETECTOR NOTICE (CMD PAGE 1 OF 1)



CALIFORNIA  
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## RENT CAP AND JUST CAUSE ADDENDUM

(Note: State or local laws may limit the availability of certain exemptions.  
Check with a qualified California real estate attorney before proceeding.)  
(C.A.R. Form RCJC, Revised 6/23)

The following terms and conditions are hereby incorporated and made part of the Residential Lease or Month-to-Month Rental Agreement dated 08/25/2023 on property known as 518 N Stoneman Ave., Alhambra, California 91801 in which and Bradford M. Martinez, Vicki Lynn Martinez is referred to as "Tenant" is referred to as "Housing Provider".

### I. RENT CAP AND JUST CAUSE ADDENDUM TERMS

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

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

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

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

☐ **Notice of Exemption:** This property is not subject to the rent limits imposed by § 1947.12 of the Civil Code and is not subject to the just cause requirements of § 1946.2 of the Civil Code. This property meets the requirements of §§ 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code AND the Owner is not any of the following: (1) a real estate investment trust, as defined by § 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

### III. ADDITIONAL EXEMPTIONS ONLY APPLICABLE TO JUST CAUSE EVICTIONS\*:

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

### IV. RENT CAP REQUIREMENTS

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

### V. JUST CAUSE REASONS FOR TERMINATION OF TENANCY

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



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

2. **"No-fault" Reasons:**

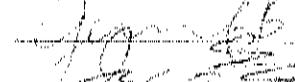

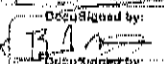
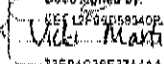
- A. Intent to occupy the residential real property by the Owner or their spouse, domestic partner, children, grandchildren, parents or grandparents (Owner/family move-in). Tenant and Owner hereby agree that the Owner shall have the right to terminate the lease if the Owner, or their spouse, domestic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

3. **Just Cause Notices:**

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

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

The undersigned acknowledge a copy of this document and agree that the terms specified in Sections 1, II(3), if checked, and V(3) are made a part of the lease or rental agreement specified above.

Tenant (signature)		Jennifer Burbank	Date	9/4/23
Tenant (signature)		James Burbank	Date	9/4/23
Housing Provider (signature)		Bradford M. Martinez	Date	8/28/2023   2:36:54
Housing Provider (signature)		Vicki Lynn Martinez	Date	8/29/2023   8:32:19

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RCJC REVISED 6/23 (PAGE 2 OF 2)

RENT CAP AND JUST CAUSE ADDENDUM (RCJC PAGE 2 OF 2)

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515 N Stoneman





CALIFORNIA  
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# WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR NOTICE

(C.A.R. Form WCMD, 12/16)



Property Address: **518 N Stoneman Ave., Alhambra, California 91801**

## 1. WATER-CONSERVING PLUMBING FIXTURES

### A. INSTALLATION:

**(1) Requirements:** (a) Single-Family Properties. California law (Civil Code §1101.4) requires all single-family residences built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures after January 1, 2017. (b) Multifamily and Commercial Properties. Civil Code §1101.5 requires all multifamily residential and commercial properties built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures after January 1, 2019. Additionally, on and after January 1, 2014, a multifamily residential and commercial property built on or before January 1, 1994 that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval if the alteration or improvement increases floor area space by more than 10 percent, or has a cost greater than \$150,000, or for any room in a building which requires a building permit.

**(2) Exceptions:** These requirements do not apply to (i) registered historical sites, (ii) real property for which a licensed plumber certified that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible, or (iii) a building for which water service is permanently disconnected. Additionally, there is a one-year exemption for any building slated for demolition, and any city or county that has adopted a retrofit requirement prior to 2009 is itself exempt. (Civil Code §§1101.6, 1101.7, and 1101.9.)

**B. Disclosure of Water-Conserving Plumbing Fixtures:** Although the installation of water-conserving plumbing fixtures is not a point of sale requirement, California Civil Code §§1101.4 (single family properties beginning 2017) and 1101.5 (multifamily and commercial properties beginning 2019) require the seller to disclose to the buyer the requirements concerning water-conserving plumbing fixtures and whether the property contains any noncompliant water fixtures.

**C. Noncompliant Water Fixtures:** Noncompliant water fixtures are any of the following: (i) any toilet manufactured to use more than 1.6 gallons of water per flush, (ii) any urinal manufactured to use more than one gallon of water per flush, (iii) any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, (iv) any interior faucet that emits more than 2.2 gallons of water per minute. (Civil Code §1101.3.) Buyer and Seller are each advised to consult with their own home inspector or contractor to determine if any water fixture is noncompliant.

## 2. CARBON MONOXIDE DETECTORS:

### A. INSTALLATION:

**(1). Requirements:** California law (Health and Safety Code §§13260 to 13263 and 17296 to 17296.2) requires that as of July 1, 2011, all existing single-family dwellings have carbon monoxide detectors installed and that all other types of dwelling units intended for human occupancy have carbon monoxide detectors installed on or before January 1, 2013. The January 1, 2013 requirement applies to a duplex, lodging house, dormitory, hotel, condominium, time-share and apartment, among others.

**(2). Exceptions:** The law does not apply to a dwelling unit which does not have any of the following: a fossil fuel burning heater or appliance, a fireplace, or an attached garage. The law does not apply to dwelling units owned or leased by the State of California, the Regents of the University of California or local government agencies. Aside from these three owner types, there are **no other owner exemptions** from the installation requirement; it applies to all owners of dwellings, be they individual banks, corporations, or other entities. There is no exemption for REO properties.

**B. DISCLOSURE OF CARBON MONOXIDE DETECTORS:** The Health and Safety Code does not require a disclosure regarding the existence of carbon monoxide detectors in a dwelling. However, a seller of residential 1-4 property who is required to complete a Real Estate Transfer Disclosure Statement, (C.A.R. Form TDS) or a Manufactured Home and Mobile home Transfer Disclosure Statement (C.A.R. Form MHTDS) must use section II A of that form to disclose whether or not the dwelling unit has a carbon monoxide detector.

Buyer/Tenant Initials JB JB

Seller/Landlord Initials TS VM

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WCMD 12/16 (PAGE 1 OF 2)



WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR NOTICE (WCMD PAGE 1 OF 2)

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Maribol Grier

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

Phone: (626)487-6849

Fax: (626)440-0455

www.lwalt.com

518 N Stoneman

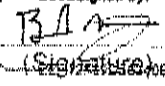
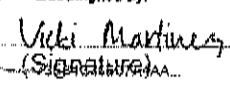
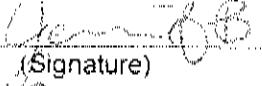
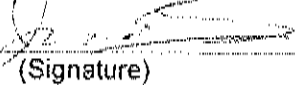


Property Address: 518 N Stoneman Ave., Alhambra, California 91801


**C. COMPLIANCE WITH INSTALLATION REQUIREMENT:** State building code requires at a minimum, placement of carbon monoxide detectors in applicable properties outside of each sleeping area, and on each floor in a multi-level dwelling but additional or different requirements may apply depending on local building standards and manufacturer instructions. An owner who fails to install a carbon monoxide detector when required by law and continues to fail to install the detector after being given notice by a governmental agency could be liable for a fine of up to \$200 for each violation. A transfer of a property where a seller, as an owner, has not installed carbon monoxide detectors, when required to do so by law, will not be invalidated, but the seller/owner could be subject to damages of up to \$100, plus court costs and attorney fees. Buyer and Seller are each advised to consult with their own home inspector, contractor or building department to determine the exact location for installation of carbon monoxide detectors. Buyer is advised to consult with a professional of Buyer's choosing to determine whether the property has carbon monoxide detector(s) installed as required by law, and if not to discuss with their counsel the potential consequences.

**3. LOCAL REQUIREMENTS:** Some localities maintain their own retrofit or point of sale requirements which may include the requirement that water-conserving plumbing fixtures and/or a carbon monoxide detector be installed prior to a transfer of property. Therefore, it is important to check the local city or county building and safety departments regarding point of sale or retrofit requirements when transferring property.

The undersigned hereby acknowledge(s) receipt of a copy of this Water-Conserving Plumbing Fixtures and Carbon Monoxide Detector Notice.

Seller/Landlord	<div>DocuSigned by:  (Signature)</div>	<u>Bradford M. Martinez</u> (Print Name)	Date <u>8/28/2023   2:36:54</u>
Seller/Landlord	<div>DocuSigned by:  (Signature)</div>	<u>Vicki Lynn Martinez</u> (Print Name)	Date <u>8/29/2023   8:32:19</u>
Buyer/Tenant	<div> (Signature)</div>	<u>Jennifer Burbank</u> (Print Name)	Date <u>9/4/23</u>
Buyer/Tenant	<div> (Signature)</div>	<u>James S Burbank</u> (Print Name)	Date <u>9/4/23</u>

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WCMD 12/16 (PAGE 2 OF 2)

**WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR NOTICE (WCMD PAGE 2 OF 2)**



CALIFORNIA  
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**BED BUG DISCLOSURE**

California Civil Code §1954.603  
(C.A.R. Form BBD, Revised 6/23)



COLDWELL BANKER  
REALTY

The following terms and conditions are hereby incorporated in and made a part of the Residential Lease or Month-to-Month Rental Agreement, OR ☐ Residential Lease After Sale, ☐ Other ("Agreement"), dated 08/25/2023, on property known as 518 N Stoneman Ave., Alhambra, California 91801

in which \_\_\_\_\_ is referred to as "Tenant" and Bradford M. Martinez, Vicki Lynn Martinez is referred to as "Housing Provider".

**INFORMATION ABOUT BED BUGS:**

- Bed Bug Appearance:** Bed bugs have six legs. Adult bed bugs have flat bodies about 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 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.
- Tenant shall report suspected infestations by bed bugs to the Housing Provider or Property Manager at the mailing, or email address or phone number provided in the Agreement and cooperate with any inspection for and treatment of bed bugs.**
- Housing Provider will notify tenants of any units inspected by a pest control operator of the findings by such an operator within 2 business days of the receipt of the findings. All Tenants will be notified of confirmed infestations within common areas.

Tenant agrees to release, indemnify, hold harmless and forever discharge Housing Provider and Housing Provider's employees, agents, successors and assigns from any and all claims, liabilities or causes of action of any kind that Tenant, members of Tenant's household or Tenant's guests or invitees may have at any time against Housing Provider or Housing Provider's agents resulting from the presence of bedbugs due to Tenant's failure to comply with this Bed Bug Disclosure.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Tenant (Signature) Jennifer Burbank Date 9/4/23

Tenant (Signature) James Burbank Date 9/4/23

Housing Provider (Signature) Bradford M. Martinez Date 8/28/2023 | 2:36:5

Housing Provider (Signature) Vicki Lynn Martinez Date 8/29/2023 | 8:32:11

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BBD REVISED 6/23 (PAGE 1 OF 1)

**BED BUG DISCLOSURE (BBD PAGE 1 OF 1)**

Coldwell Banker, 388 S. Lake Ave Pasadena CA 91101  
Marisol Grier

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

Phone: (626) 487-6849 Fax: (626) 440-0455  
www.jwell.com

518 N Stoneman





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# TENANT FLOOD HAZARD DISCLOSURE

(C.A.R. Form TFHD, Revised 6/23)



COLDWELL BANKER  
REALTY

The following terms and conditions are hereby incorporated in and made a part of the Residential Lease or Month-to-Month Rental Agreement, OR ☐ Residential Lease After Sale, ☐ Other dated 08/25/2023, on property known as 518 N Stoneman Ave., Alhambra, California 91801 in which and Bradford M. Martinez, Vicki Lynn Martinez is referred to as ("Tenant") and Bradford M. Martinez, Vicki Lynn Martinez is referred to as ("Housing Provider").

## INFORMATION ABOUT FLOOD HAZARDS: Tenant is informed of the following:

1. The Property is not located in a special flood hazard area or an area of potential flooding.
- OR ☐ The Property is located in a special flood hazard area or an area of potential flooding. Property is deemed to be in a special flood hazard area or area of potential flooding if any of the following scenarios apply:
  - A. The owner has actual knowledge of that fact.
  - B. The owner has received written notice from any public agency stating that the Property is located in a special flood hazard area or an area of potential flooding.
  - C. The Property is located in an area in which the owner's mortgage holder requires the owner to carry flood insurance.
  - D. The owner currently carries flood insurance.
2. The tenant may obtain information about hazards, including flood hazards, that may affect the Property from the Internet Web site of the Office of Emergency Services, My Hazards Tool (<http://myhazards.caloes.ca.gov>).
3. The owner's insurance does not cover the loss of the tenant's personal possessions and it is recommended that the tenant consider purchasing renter's insurance and flood insurance to insure his or her possessions from loss due to fire, flood, or other risk of loss.
4. The owner is not required to provide additional information concerning the flood hazards to the Property and that the information provided pursuant to this section (California Government Code section 8589.45) is deemed to inform the tenant.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Tenant (Signature) James Burbank Date 9/4/23

Tenant (Signature) Jennifer Burbank Date 9/4/23

Housing Provider (Signature) Bradford M. Martinez Date 8/28/2023 | 2:36:54

Housing Provider (Signature) Vicki Lynn Martinez Date 8/29/2023 | 8:32:19

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TFHD Revised 6/23 (PAGE 1 OF 1)



## TENANT FLOOD HAZARD DISCLOSURE (TFHD PAGE 1 OF 1)

Coldwell Banker, 388 S. Lake Ave Pasadena CA 91101  
Marisol Grier

Phone: (626) 487-6819 Fax: (626) 440-0455  
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518 N Stoneman

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## PARKING AND STORAGE DISCLOSURE

(C.A.R. Form PSD, Revised 6/23)

COLDWELL BANKER  
REALTY

This disclosure is made in connection with the Purchase Agreement or ☒ other Lease Listing Agreement ("Agreement"), dated 08/25/2023, on property known as 518 N Stoneman Ave. ("Property") between \_\_\_\_\_ ("Buyer/Tenant") and Bradford M. Martinez, Vicki Lynn Martinez ("Seller/Housing Provider")

If applicable, ☐ Seller has been using parking space # \_\_\_\_\_ ☐ Parking is not intended to be included with the Property.  
If applicable, ☐ Seller has been using storage space # \_\_\_\_\_ ☒ Separate storage is not intended to be included with the Property.

This is a disclosure only. Right to parking or storage, if any, is determined by the Agreement, and if Property is in a planned development or covered by a Home Owner Association, the governing documents.

1. Buyer/Tenant is advised to personally inspect the actual size, shape, numbering, location, and accessibility of the actual parking space(s) or storage area(s). As vehicle sizes and shapes vary greatly, the actual size, shape, numbering, location, and accessibility of the actual parking space(s) may not accommodate Buyer's/Tenant's needs. Seller/Housing Provider and Broker(s) do not warrant that such space(s) or storage areas are suitable for Buyer/Tenant's intended use or meet any minimum requirements.
2. If the Property is located in a multi-unit building or any other planned development, the governing documents for the Property, such as the deed, the condominium map/plan, the covenants, conditions and restrictions, tenancy-in-common agreement, or equivalent document, should contain a description and drawing of all assigned parking and storage spaces. However, the size, shape, numbering, location and accessibility of the designated parking and storage area(s) shown within the governing documents are not always accurate, even if drawn by a licensed surveyor. There may be differences between the descriptions in the governing documents and the actual size, shape, numbering, location and accessibility of the parking spaces and storage areas and between what is assigned and what is being used.
3. Seller/Housing Provider further discloses the following: Closet space in garage is not included.

Seller/Housing Provider: Bradford M. Martinez Date: 8/28/2023 | 2:36

Seller/Housing Provider: Vicki Lynn Martinez Date: 8/29/2023 | 8:32

## 4. Buyer/Tenant acknowledges that Buyer/Tenant has:

- Reviewed the governing documents and ensured the parking space(s) or storage area(s) are accurately identified;
- Read all disclosures relating to the parking space(s) or storage area(s) provided by Seller/Housing Provider;
- Personally inspected the size, shape, numbering, location, and accessibility of the actual parking space(s) and storage area(s);
- Determined that the parking spaces(s) or storage area(s) are suitable for Buyer's/Tenant's intended use(s). If it is a parking space, Buyer/Tenant has inspected the parking space to ensure that it can accommodate the vehicle(s) that Buyer/Tenant intends to park in the parking space;
- Ensured that the governing documents provide for rights of passage to and from the parking space and storage space, if Buyer/Tenant must pass through another owner's assigned space(s) in order to access Buyer's/Tenant's parking space(s) or storage area(s); and
- Has found no discrepancy between the parking space(s) or storage area(s) as shown in the governing documents and the respective actual size, shape, numbering, location, and accessibility or, if Buyer/Tenant has found such a discrepancy, Buyer/Tenant acknowledges that such discrepancy is not material to this purchase or lease.

By signing below, Buyer acknowledges Buyer has received, read, and understands this Parking and Storage Disclosure form.

Buyer/Tenant: Jennifer Burbank Date: 9/4/23

Buyer/Tenant: James Burbank Date: 9/4/23

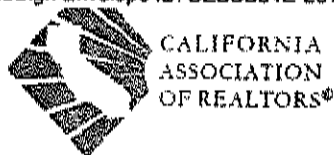
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PSD REVISED 6/23 (PAGE 1 OF 1)



## PARKING AND STORAGE DISCLOSURE (PSD PAGE 1 OF 1)



## WILDFIRE DISASTER ADVISORY

(For use with properties in or around areas affected by a wildfire)  
(C.A.R. Form WFDA, Revised 6/22)



1. **WILDFIRE DISASTERS:** Buyer/Lessee is aware that as a result of recent wildfire disasters there are current and unresolved health and safety concerns related to the aftermath and clean-up of the wildfire disaster areas, as well as unknown and possible future concerns related to the rebuilding of infrastructure in the affected areas of the wildfires. Unfortunately, the impact of wildfires has not been limited to the fire areas themselves. Many areas have had air quality impacted by smoke and air particulates from distant fires. Additionally, fires continue to occur in previously unaffected areas. Fires may be an issue throughout the state of California.
2. **WILDFIRE DISASTER CONCERNS AND ISSUES:** The following non-exhaustive list represents concerns and issues that may impact Buyer/Lessee decisions about purchasing or leasing property impacted by a wildfire disaster, both currently and in the future. It is not intended to be, nor can it be, a check list for all issues that might arise when purchasing or leasing property impacted by a wildfire disaster; **concerns and issues include, but are not limited to:**
  - A. Insurance related issues such as past claims, the importance of identifying the insurability of the property, and the availability and the cost of insurance as early in the process as possible;
  - B. Lot clearing costs and requirements; toxic materials analysis, debris removal requirements;
  - C. Whether the home has been fire hardened, and if so to what extent, to help reduce the risk of the structure catching fire;
  - D. Local, state and federal requirements for cleanup and building approvals;
  - E. Air quality, soil quality, and any other environmental or personal health concerns, even after the wildfire event has ended;
  - F. Timelines, costs and requirements when obtaining required permits for building and utilities installation;
  - G. Availability of and access to electricity, gas, sewer and other public or private utility services;
  - H. Water delivery/potability; septic and/or sewer design; requirements and construction costs;
  - I. Potential redesign of streets and infrastructure including possible eminent domain, land condemnation and/or acquisition;
  - J. Inconvenience and delays due to road construction and unavailability of various goods, systems, or services; and
  - K. Impact that federal, state or local disaster declarations may have on materials prices, costs and rents.
3. **BUYER/LESSEE ADVISORIES:** Buyer/Lessee is advised:
  - A. To check early in your transaction to determine if you are able to obtain insurance on the property.
  - B. To investigate to their own satisfaction any and all concerns of Buyer/Lessee about the intended use of the property.
  - C. That the area of the wildfire disaster will likely be under construction for a protracted period of time after a fire, and Buyer/Lessee may be inconvenienced by delays, traffic congestion, noise, dust, intermittent utilities availability.
  - D. That due to the extraordinary catastrophe of a wildfire, there may be changes and variations in local, state or federal laws, codes, or requirements throughout the ongoing process of planning and rebuilding in the wildfire disaster area.
  - E. That some insurers have reduced or cancelled offerings for fire insurance or increased costs that impact a Buyer/Lessee's ability to afford or qualify for loans or meet income ratios for rentals.
  - F. That if you are not able to obtain fire insurance and have removed property investigation or loan contingencies you may be in breach of the purchase or rental agreement.
4. **RESOURCES:** Below is a non-exhaustive list of potential resources provided as a starting point for Buyer/Lessee investigations and not as an endorsement or guarantee that any federal, state, county, city or other resource will provide complete advice.
  - A. California Department of Insurance "WildfireResource" <http://insurance.ca.gov/01-consumers/140-catastrophes/WildfireResources.cfm>; 1-800-927-4357
  - B. Governor's Office of Emergency Services "Cal OES" California Wildfires Statewide Recovery Resources <https://wildfirerecovery.caloes.ca.gov/>
  - C. California Department of Forestry and Fire ("Cal Fire") <https://calfire.ca.gov/> and <https://www.readyforwildfire.org/>
  - D. California Department of Transportation <https://calsta.ca.gov/>
  - E. California Attorney General <https://oag.ca.gov/consumers/pricegougingduringdisasters#8C1>
  - F. The American Institute of Architects "Wildfire Recovery Resources" <https://aia.org/pages/165776-wildfire-recovery-resources>
  - G. Buyer/Lessee is advised to check all local municipalities (County, City, and/or Town where the property is located) for additional resources.
5. **FIRE HARDENING AND DEFENSIBLE SPACE ADVISORY:**
  - A. California law requires certain disclosures be made concerning a property's compliance with safeguards that may minimize the risk of a structure on the property catching fire (fire hardening) and that an agreement be reached concerning compliance with requirements that the area surrounding structures be maintained to minimize the risk of the spread of wildfires (defensible space). The fire hardening and defensible space laws only apply if, among other requirements, the property is located in either a high or very high fire hazard severity zone. If there exists a final inspection report covering fire hardening or defensible space compliance, such a report may need to be provided to the buyer. C.A.R. Form FHDS may be used to satisfy the legal requirements.
  - B. **WHERE TO LOCATE INFORMATION:** Seller has the obligation to determine if compliance with the fire hardening and defensible space requirements are applicable to Seller and the property. It may be possible to determine if a property is in a high or very high fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report. This information may also be available through a local agency where this information should have been filed.



C. Even if the Property is not in either of the zones specified above, or if the Seller is unable to determine whether the Property is in either of those zones, if the Property is in or near a mountainous area, forest-covered lands, brush covered lands, grass-covered lands or land that is covered with flammable material, a Seller may choose to make the disclosures because a Buyer might consider the information material. Reports in the Seller's possession that materially affect the value and desirability of the property shall be Delivered as provided by the agreement.

6. **BUYER/LESSEE ACKNOWLEDGEMENT:** Buyer/Lessee understands that Real Estate Agents and Real Estate Brokers have no authority or expertise for providing guidance through the process of investigating the concerns described herein. Buyer/Lessee has an affirmative duty to exercise reasonable care in protecting themselves.

Buyer/Lessee has read and understands this Advisory. By signing below, Buyer/Lessee acknowledges receipt of a copy of this Advisory.

Buyer/Lessee X *Jennifer Burbank* Date 9/4/23  
*Jennifer Burbank*

Buyer/Lessee X *James Burbank* Date 9/4/23  
*James Burbank*

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WFDA REVISED 6/22 (PAGE 2 OF 2)

**WILDFIRE DISASTER ADVISORY (WFDA PAGE 2 OF 2)**

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

518 N Stoneman

I found the booklet, *The Homeowner's Guide to Environmental Hazards and Earthquake Safety* (with gas shut-off valve update) which includes the *Federal Lead* booklet and *Toxic Mold Update*:

- ☐ Helpful  
☐ Too detailed  
☐ Not detailed enough

- ☐ Clearly written  
☐ Confusing

- ☐ The booklet helped me to locate earthquake weaknesses in my home.  
☐ I have strengthened my home to resist earthquakes.  
☐ I plan to fix my home's earthquake weaknesses.  
☐ The booklet helped me find out that my home did not have any earthquake weaknesses.

The year my home was built was \_\_\_\_\_.

Comments: \_\_\_\_\_

**We Want To Hear From You!**

California Seismic Safety Commission  
 1900 K Street, Suite 100  
 Sacramento, California 95814-4186

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety (with gas shut-off valve update) which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: **518 N Stoneman Avenue, Alhambra, CA 91801**

Date 9/4/23 Time 4:09 PM

(Buyer's signature)

**Jennifer Burbank**

(printed name)

Date 9/4/23 Time 4:09 PM

(Buyer's signature)

**James Burbank**

(printed name)

Date 9/4/23

**Johnny Aragon**

**Coldwell Banker Realty**

(Broker's name)

NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

California Civil Code Section 2079.10 states that if the HERS booklet is provided to the Buyer by the Seller or Broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

Revised 09/10 Official C.A.R. Publication 09/10

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety (with gas shut-off valve update) which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: **518 N Stoneman Avenue, Alhambra, CA 91801**

Date 9/5/2023 | 11:04:59 AM PDT

(Seller's signature)

**Bradford M. Martinez**

(printed name)

Date 9/5/2023 | 11:51:50 AM PDT

**Vicki Martinez**

**Vicki Martinez**

(printed name)

Date 9/5/2023 | 12:46:37 PM PDT

**Martisol Grier**

**Coldwell Banker Realty**

(Broker's name)

NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

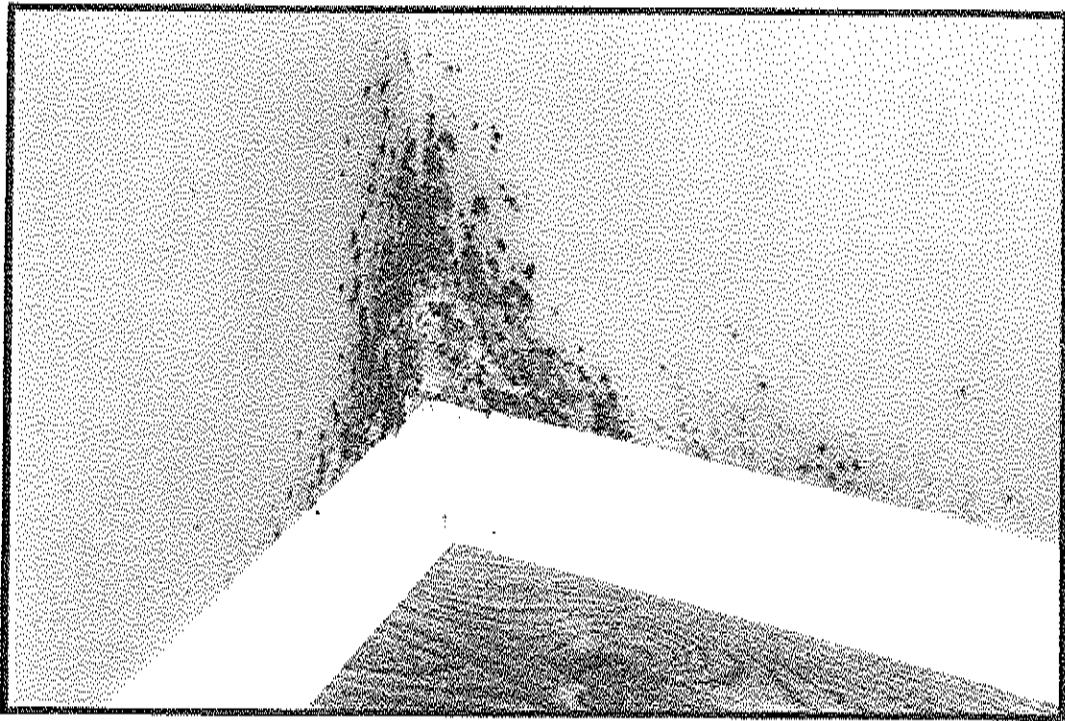
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Revised 09/10 Official C.A.R. Publication 09/10

# 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.



This booklet describes the increased risks to health, including specific health issues, that may result from exposures to dampness or mold in buildings. This booklet was produced in January 2021 by the California Department of Public Health (CDPH) in accordance with the 2001 Toxic Mold Protection Act (HSC §26148).

## 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

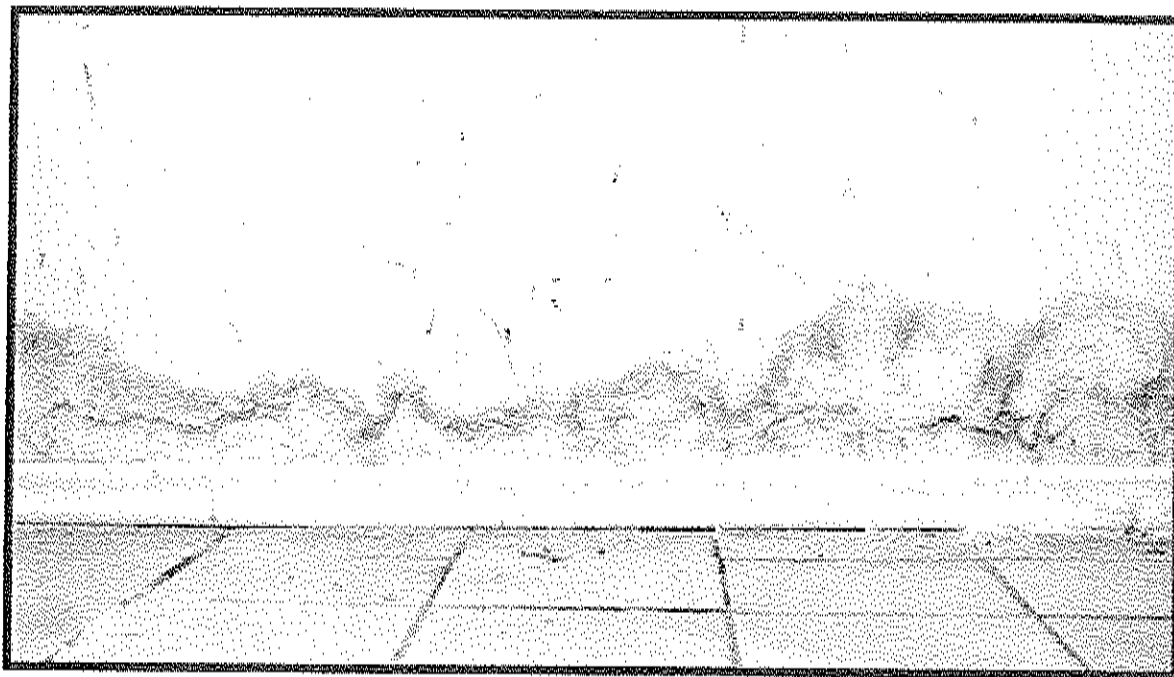
Mold can affect people differently. How much a person is affected depends on how sensitive they are and on how much they are exposed. Damp or moldy buildings are linked to health problems in people even if they do not have allergies.

## 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.*



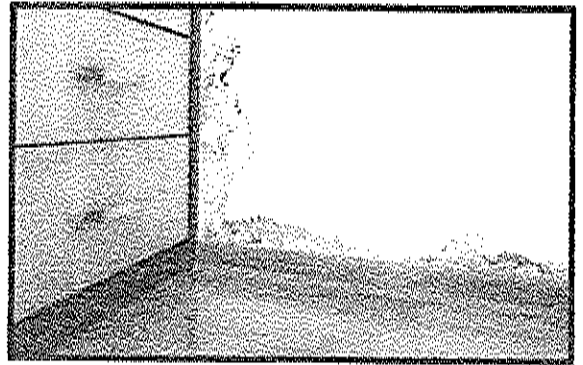
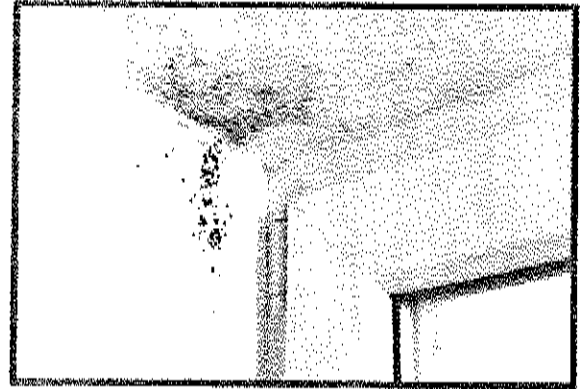


## Causes of Building Dampness that Can Allow Mold to Grow

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](http://www.cdph.ca.gov/iaq/mold). To see an animated video series, Mold in the Home, visit [www.cdph.ca.gov/mold](http://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.*





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## ANIMAL TERMS AND CONDITIONS ADDENDUM

(C.A.R. Form ATCA, 6/23)



COLDWELL BANKER  
REALTY

The following terms and conditions are hereby incorporated in and made a part of the Residential Lease or Month-to-Month Rental Agreement, OR ☐ Residential Lease After Sale, ☐ Other \_\_\_\_\_  
dated 9/1/2023, on property located at (Street Address) 518 N Stoneman Ave.  
(Unit/Apartment) \_\_\_\_\_ (City) Alhambra (State) California (Zip Code) 91801 ("Premises"),  
in which James and Jennifer Burbank is referred to as "Tenant"  
and Brad and Vicki Martinez is referred to as "Housing Provider"  
(the term "Housing Provider" includes Rental Property Owner and agent).

### ANIMAL ADDENDUM AND AGREEMENT:

Notwithstanding any other term in the Agreement, Housing Provider grants permission for Tenant to have the following animal(s) only on the Premises: Canine "Husky"  
subject to the following terms and conditions:

#### 1. Tenant represents that the animal(s) is:

- A. ☐ a qualified service animal under California and Federal fair housing law. Tenant has previously been asked and represents that Tenant (or occupant) has a disability and the animal is trained to assist with the following disability-related task(s) (Note: Tenant is not obligated to complete the following field if, as applicable, the disability is obvious or an animal's disability related task is obvious): \_\_\_\_\_
- OR B. ☒ a qualified support animal, emotional support animal or companion animal under fair housing laws and Tenant has provided Housing Provider with documentation establishing a need for the animal;
- OR C. ☐ a pet.

2. Tenant is not allowed to have any animal on the Premises other than those designated above, including any pets that are "just visiting" unless otherwise allowed under fair housing laws.
3. Tenant represents to Housing Provider that the animal(s): (i) is housebroken; (ii) has no history of causing substantial property destruction; and (iii) has no history of serious threatening or causing harm to persons by biting, scratching, chewing or otherwise.
4. Tenant agrees that the animal(s) will be properly licensed and vaccinated pursuant to applicable laws and Tenant will provide proof of licensing and vaccination upon Housing Provider's or agent's request.
5. Tenant is responsible for compliance with all local laws and regulations relating to the animals.
6. Tenant agrees to clean up after their animal(s) and properly dispose of all waste.
7. Tenant agrees to keep Premises free from animal odor and stain.
8. Tenant agrees to take action to avoid pest infestations (fleas, etc.) in the Premises.
9. Animals may not be bathed or groomed in the laundry room sinks, pools, or pool area.
10. Tenant is responsible for and will be charged for any damage to the Premises caused by an animal(s), whether listed above or "just visiting." Damages include, but are not limited to, damages to floors, carpets, drapes, screens, landscaping, fencing, including odors due to the presence of animals.
11. Tenant agrees to indemnify and hold Housing Provider and Housing Provider's agents harmless from all liability, claims, demands, damages and costs for injuries to persons or property in connection with Tenant's animal(s).
12. Terms and Conditions Applicable to Pets Only:
  - A. Permission to have an pet may be revoked at any time with three days notice for cause, or for month to month tenancies with thirty days notice without cause. Tenant's failure to remove the animal(s) after permission has been revoked shall be deemed a breach of the lease or rental agreement.
  - B. If the Premises is part of a residential complex, pets are not allowed in pool areas, clubhouses, business office, laundry rooms, business center or fitness centers.
  - C. ☐ Tenant agrees to carry renter's insurance which includes coverage for pet ownership.
13. \_\_\_\_\_

By signing below, Tenant acknowledges that they have read, understand, accept, and have received a copy of this addendum.

Tenant (Signature): X [Signature] Date: 8/19/24  
 Tenant (Signature): X [Signature] Date: 8/19/24  
 Housing Provider (Signature) X [Signature] Date: 8/13/24  
 Housing Provider (Signature) X [Signature] Date: 8/13/24

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ANIMAL TERMS AND CONDITIONS ADDENDUM (ATCA PAGE 1 OF 1)