LEASE AGREEMENT

TH	IIS AGREEMENT is effe	ective this 23rd	l day of	August (Month)	, <u>2017</u>
bet	tween	Jean Lawrence c/o S		, ,	(Year) er/Agent", whose address and
pho	one number are		e #103, Capitola, CA 95 (Address and Telephone of C		
and	d	Daniel (List all Resid	Richards and John McC	clure nent)	"Resident."
	IE PARTIES AGREE AS			,	
1.	RENTAL UNIT: Subje from Owner/Agent, for		nditions of this Agreeme	ent, Owner/Agent rents	to Resident and Resident rents
	the premises located a	ıt:	230 Felix St (Street Address)		, Unit # (if applicable),
			Santa C	<u>ʻuz</u>	CA, <u>95060</u>
۷.	at which time this Leas to Owner/Agent for da tenancy subject to the Resident thereafter, ar written 30-day Notice of Owner/Agent by service 1946.1 provides that "i	se shall terminate with ily rental damages equ terms and conditions and if so accepted, tena of Termination. Excep be upon the Resident of any tenant or resider	Term) out further notice. Any hout further notice. Any houal to the current marke of this agreement shall ancy may be terminated of as prohibited by law, to fa written 60-day notice.	(Date) olding over thereafter so value of the unit, divide the created only if Owned by Resident after service that month-to-month tender of termination of tendelling for less than one	chaing on
3.	RENT: Rent is due in a	advance on the	1st day of each	and every month, at \$	2300.00
	per month, beginning of	on <u>08/26</u> (Date)	· <u>/17 </u> .		
	Rent is to be paid to _		Santa Cruz P (Name t	roperty Management C	O. be made)
	and is to be delivered	to		Ave #103, Capitola 950 o whom rent should be delive	
	at				
			·	nyments should be delivered)	
	Telephone number for	above address:		831-462-6424	
	week:	•			on the following days of the
	A wonday I ruesda	y 🗷 vvednesday 🗷 i ni	ursday 🖪 Friday 🗆 Sati	irday 🗆 Sunday 🗅 Otr	ner <u>or drop through door</u>
	Acceptable methods o Personal Check		loney Order ☐ EFT/Cre	dit Card (see Owner/Aç	gent for details) and □ Cash





	Tenancy start date:08/26/17 monthly rent per day.	Rent for any partial mo	nth shall be prorated at t	he amount of 1/30 th of the	he
	■ The tenancy did not start on the first of	the month, Resident is to pa	ay:		
	One month's rent at move-in: \$ 2	300.00 (Full rent amount)	·		
	Prorated rent of \$ 383.00 (Amount of pr	on orated rent)	09/26/17 (Date)		
	The regular rent of \$ 2300.00			10/01/17	<u>_</u> .
4.	RENT PAYMENT: Owner/Agent may approximate a payment in any other way shall limitation on any check or other payment. understands and agrees that rent shall be or other payments in order to submit a sin delay of any payment made by mail and C as otherwise provided by law. In absence Resident. Rent tendered by a Non-Resident the Non-Resident. Should the Owner/Age be construed as a waiver of this provision	on from Resident that according to he null and void, including the line the event of roommates, a paid with a single payment gle rent payment. If paymer Dwner/Agent must receive most prior written agreement, and shall be deemed rent tent elect to accept a payment.	npanies any such payme he use or application of or another form of multip and that it is up to Resion to by mail is allowed, Resionalled rent payments on Owner/Agent will accept dered on behalf of Resion	ent. Any attempt by Res a restrictive endorseme ble occupancy, Residen dent to collect individual sident bears the risk of I or before the due date, rent payments only fror dent only and not on bel	ident to nt or t checks oss or except n the half of
5.	late charge of \$50.00 asset late fee is presumed to be the amount of extremely difficult to fix the actual damage average compensation for any loss that material breach of this Agreement. Pursuabe liable to Owner/Agent for the amount of the first check passed on insufficient fund. Owner/Agent may refuse a personal check	essed. This late charge does damage resulting from the la e. This sum represents a re hay be sustained as a result ant to California law, if Resion of the check and a service class, and \$35 for each subsequent	s not establish a grace poste payment of rent. It was nable endeavor by the of late payment of rent. It was not passes a check on interest check passed on instance of \$ 25.00	eriod. The parties agree ould be impracticable on the Owner/Agent to estiming Failure to pay the fee is insufficient funds, Residing, not to exceed sufficient funds. The	that this r nate fair a ent will \$25 for
6.	SECURITY DEPOSIT: Resident shall dep	oosit with Owner/Agent, as a	security deposit, the su	m of \$ <u>3000.00</u>	
	prior to taking possession of the unit or	no later than		(check one).	
	Resident shall not use the security deposisuch amounts as are reasonably necessar (a) defaults in the payment of rent, (b) to repair damages to the premises ca (c) to clean the premises, if necessary, u cleanliness it was in at the inception of (d) to restore, replace, or return personal	ury to remedy Resident defar used by Resident, exclusive pon termination of the tenar of the tenancy, and/or	ults including, but not lime of ordinary wear and teacy in order to return the	ited to, the following: ar, and/or unit to the same level o	-

No later than 21 calendar days after Owner/Agent has regained possession of the premises, Owner/Agent shall return any remaining portion of such security deposit to Resident. Any remaining portion of the security deposit shall be returned in the form of a single check made out to all Residents listed above. After either the Owner/Agent or the Resident provides notice to terminate the tenancy, the Owner/Agent and Resident may mutually agree to have the Owner/Agent deposit any remaining portion of the security deposit electronically to a bank account or other financial institution designated by the Resident or to another form or method of return.

7. **RENTAL UNIT AVAILABILITY:** In the event the unit is not available on the move-in date due to a prior Resident holding over, or other cause not within the control of Owner/Agent, Resident's damages will be limited to a return of the security deposit, any holding or other deposits and any advance payment of rent.





8. UTILITIES: Resident shall pay for all utilities, services and charges, if any, made payable by or predicated upon occupancy or Resident, except: water and garbage Resident shall have the following utilities connected at all times during the tenancy (check as applicable): \$\mathrew{gasa} galecteric DValet = 1 Trash = 0 Sewer = 0 Other: water and garbage Disconnection of utilities due to non-payment is a material violation of this Agreement. Resident shall not use common area utilities (such as water or electricity) for the Resident's personal use, without prior writter permission from the Owner/Agent. 9. CASH PAYMENT: The Owner/Agent may demand or require cash as the exclusive form of payment of rent or security deposit if the Resident has previously attempted to pay the Owner/Agent with a check drawn on insufficient funds or the Resident has previously attempted to pay the Owner/Agent with a check drawn on insufficient funds or the Resident has previously attempted to pay the Owner/Agent a written notice stating that the payment instrument was dishonored and informing the Resident that the Resident shall pay in cash for a period determined by Owner/Agent, not to exceed three months, and attach a copy of the dishonored instrument to the notice. 10. ELECTRONIC RENT PAYMENTS: If Resident pays online or by direct deposit, such payment shall be deemed to come from Resident regardless of the source of the payment. Payment online or by direct deposit may be rejected or returned by Owner/Agent unright of unright per period unright per pendency of any legal action, or in anticipation of legal action. Paint or returned by Owner/Agent unright of the payment or anticipation of legal action. Paint or returned by Owner/Agent unright of the payment or payment or service of process is: 10. Service of Payment Payment Payment or payment or payment or payment payment or payment o							
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	15.				fit of Owner/Agent		



16.	aqu	OHIBITIONS: Without Owner/Agent's prior written permission as an addendum to this Agreement, no pets, pianos, pariums, waterbeds, outside antennae, charcoal burners or other open-flame cooking devices, or liquefied petroleum gas ed cooking devices ("grills") or
		no BBQ's allowed, no open fire pits shall be kept or allowed in or about the
	pre	mises.
		sident shall not engage in any of the actions or conduct related to marijuana, that are otherwise permitted under Health and ety Code 11362.1, on the premises.
	led Ow	sident shall refrain from shaking or hanging clothing, curtains, rugs, and other coverings and cloths outside of any window ge or balcony. No clotheslines or drying racks may be used in outdoor areas, balconies, patios, etc. without the ner/Agent's prior written permission. Plants and other items may not be placed on balcony railings or ledges, unless ner/Agent has expressly agreed otherwise in writing in an addendum to this Agreement.
17.	writ ma	RGE APPLIANCES: Resident shall not move or remove any large appliances provided by Owner/Agent without prior ten consent of the Owner/Agent. Resident shall not install or operate any additional refrigerators, freezers, washing chines, clothes dryers, portable dishwashers, air conditioners or other large appliances not provided by the owner, without or written consent of the Owner/Agent.
18.	use pro law	IET ENJOYMENT: Resident and Resident's guest(s) shall not violate any criminal or civil law, ordinance or statute in the and occupancy of the premises, commit waste or nuisance, annoy, molest or interfere with any other person on the perty, or neighbor. Any such action may result in the immediate termination of this Agreement as provided herein and by . Resident shall refrain from creating, or allowing to be created, any noise that is disturbing to other residents. Resident is presponsible for compliance with any local noise ordinances.
19.		RKING: This Agreement does not provide for parking of any motor vehicle or motorcycle anywhere in or about the Premises, the Building, and/or the driveway(s). (If neither box is checked, this provision applies.)
	ⅎ	In the absence of a specific parking or garage agreement, the following shall apply. Number of parking spaces
		assigned to Resident's unit Only one passenger vehicle or motorcycle may be parked in each space. Resident shall only use assigned parking spaces and shall ensure that guests park only in unassigned areas or designated guest parking areas. Resident may not use any parking space for recreational vehicles, boats, busses, trailers or similar non-passenger vehicles. The parking area may not be used for storage without prior written permission. Resident may not use any parking space to wash or repair vehicles, to change oil in vehicles or for any purpose other than parking.
		Resident agrees to move the vehicle and cooperate fully with the Owner/Agent so that any repairs or alterations to parking or other areas can be made in as expeditious and efficient a manner as possible.
		Resident shall ensure that posted and designated fire zones or "No Parking" areas remain clear of vehicles at all times. Resident shall refrain from parking in unauthorized areas or in another resident's designated parking space. (Vehicles parked in unauthorized areas or in another resident's space may be towed away at the vehicle owner's expense.) Only currently registered vehicles may be parked on the property. A vehicle that lacks an engine, transmission, wheels, tires, doors, windshield, or any other major part or equipment necessary to operate safely on the highways, is subject to tow under California Vehicle Code 22658. Vehicles parked in violation of local laws/ordinance are subject to tow.
20.	and to t	OKING PROHIBITION: Smoking of any substance is prohibited everywhere on the premises, including in individual units Interior and exterior common areas, <u>unless</u> Owner/Agent has adopted a different policy that is attached as an addendum his Agreement. Smoking includes the use of e-cigarettes or vaping. The term "smoke" includes vapor from e-cigarettes or vaping devices. (Check a box if an addendum is attached).
		☐ This property's policy with respect to allowing smoking is in the attached addendum.
		☐ This property is subject to a local non-smoking ordinance. The policy for this property is in the attached addendum.
	any	sident shall inform his or her guest(s) of this Smoking Prohibition. Resident shall promptly notify Owner/Agent in writing of incident where smoke is migrating into Resident's unit from sources outside of Resident's unit. Resident acknowledges Owner/Agent's adoption of this policy, does not make the Owner/Agent the guarantor of the Resident's health or of the



smoke-free condition of the areas listed above. However, Owner/Agent shall take reasonable steps to enforce this provision. Owner/Agent shall not be required to take steps in response to smoking unless Owner/Agent has actual knowledge or has been provided written notice. Owner/Agent and Resident agree that the other residents of the property are the third-party beneficiaries of this provision. A resident may sue another resident to enforce this provision but does not have the right to evict another resident. Any lawsuit between residents regarding this provision shall not create a presumption that the Owner/Agent has breached this Agreement. A breach of this provision by the Resident shall be deemed a material breach of the Rental/Lease Agreement and grounds for immediate termination of the Rental/Lease Agreement by the Owner/Agent.

- **21. LIABILITY FOR PACKAGES:** Owner/Agent is not responsible for the delivery, acceptance or receipt of, damage to or loss of messages, packages, mail or other material left at entrances to the premises or elsewhere on the premises.
- **22. ACCESS CHARGES:** Resident should take care not to lock himself/herself out of the Premises. If Owner/Agent is required to assist any Resident in gaining entry to the Premises, Resident may be assessed a charge for the actual costs, including out of pocket expenses, incurred by Owner/Agent and Owner/Agent may require Resident to contract with a professional locksmith.
- 23. PLUMBING: Cost of repair or clearance of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by Resident's negligence or improper usage are the responsibility of the Resident. Resident shall reimburse Owner/Agent for these costs on demand.
- 24. FINES AND PENALTIES: Resident is responsible for any fines or other costs occasioned by violations of the law by Resident or Resident's guests on the premises or property while Resident is in possession. If any such fines or costs are levied against Owner/Agent, Resident agrees to pay such fines or costs attributed to Resident's tenancy or the conduct of Resident, Resident's guests or others at the premises, upon receipt of an invoice from Owner/Agent. The obligation to pay fines and costs assessed against Owner/Agent may be in addition to any assessed directly against Resident.
- 25. REPAIRS AND ALTERATIONS: Resident shall make a written request to Owner/Agent regarding any repairs, decorations or alterations contemplated. Except as provided by law, no repairs, decorating or alterations shall be done by Resident without Owner/Agent's prior written consent. This includes, but is not limited to, painting, wallpapering, and changing locks. Resident may not make any alterations to cable or telephone inside wiring (such as may occur when changing telecommunications providers or adding phone lines) without prior written consent of the Owner/Agent. The consent request regarding proposed alterations to inside wiring shall include the name, address, and telephone number of any new telecommunications providers. Resident agrees to pay all costs resulting from the alteration and agrees to pay to the Owner/Agent any costs associated with restoring the inside wiring to the condition at the time of move-in, except for reasonable wear and tear. Resident shall hold Owner/Agent harmless and indemnify Owner/Agent as to any mechanic's lien recordation or proceeding caused by Resident.
- **26. ACCEPTANCE OF PREMISES:** Resident has inspected the premises, furnishings and equipment, and has found them to be satisfactory. All plumbing, heating and electrical systems are operative and deemed satisfactory.
- 27. CARE, CLEANING AND MAINTENANCE: Except as prohibited by law, Resident agrees:
 - (a) to keep the premises as clean and sanitary as their condition permits and to dispose of all rubbish, garbage and other waste, in a clean and sanitary manner, unless Owner/Agent has expressly agreed otherwise in writing in an addendum to this Agreement. Resident shall ensure that large boxes are broken apart before being placed in trash containers. Resident shall be responsible, at Resident's expense, for hauling to the dump those items too large to fit in the trash containers. Resident shall not dispose of any flammable liquids, rags or other items soaked with flammable liquids or any other hazardous material in trash containers or bins;
 - (b) to properly use and operate all electrical, gas and plumbing fixtures and keep them as clean and sanitary as their condition permits;
 - (c) to keep the premises and furniture, furnishings and appliances, and fixtures, which are rented for Resident's exclusive use, in good order and condition; that all rooms on the premises and all appliances and fixtures on the premises must be able to be used for their intended purpose(s);
 - (d) not to willfully or wantonly destroy, deface, damage, impair or remove any part of the structure or dwelling unit or the facilities, equipment, or appurtenances thereto or to permit any person on the premises, to do any such thing;
 - (e) to occupy the premises as a residence, utilizing portions thereof for living, sleeping, cooking or dining purposes only which were respectively designed or intended to be used for such purposes.
 - (f) to leave the premises in the same condition as it was received, subject to normal wear and tear, as its condition permits.
 - (g) to return the premises, upon move-out to the same level of cleanliness it was in at the inception of the tenancy.
 - (h) to pay Owner/Agent for costs to repair, replace or rebuild any portion of the premises damaged by the Resident, Resident's guests or invitees.
 - (i) to promptly advise Owner/Agent of any items requiring repair, such as locks or light switches. Resident shall notify the Owner/Agent of any leaks, drips, water fixtures that do not shut off properly, including, but not limited to, a toilet, or other





- problems with the water system, including, but not limited to, problems with water-saving devices. Resident shall make repair requests as soon after the defect is noted as is practical.
- (j) to keep doors and windows and access to them unobstructed and to not block them with personal items or otherwise, and to maintain clear pathways into and through each room on the premises. Resident must not otherwise maintain the unit in a manner that prevents necessary access through each room and to all doors and windows, inhibits necessary airflow, acts as a potential haven for pests and mold growth, creates a fire hazard, or prevents rooms from being used for their intended purposes.

28. STORAGE PROHIBITIONS (CHECK ONE)

- □ No storage outside of the Resident's unit is authorized, permitted, or provided under this Agreement. Resident agrees to keep personal property inside Resident's unit, unless Owner/Agent has expressly agreed otherwise in writing in an addendum to this Agreement. Resident shall refrain from storing gasoline, cleaning solvent or other flammable liquids in the unit. (If neither box is checked, this provision applies.)
- ☑ Storage is allowed pursuant to the attached CAA Form 63.0 Storage Addendum.
- 29. LANDSCAPING: Resident ☐ is
 is not (check one) responsible for the upkeep of the yard and maintenance of the landscaping, including watering, mowing, weeding and clipping, or ☐ please see attached Addendum. Resident shall promptly advise Owner/Agent of any problems with the landscaping, including, but not limited to, dead grass, plants or tree limbs, insect infestations, discolored or yellowing foliage and insufficient irrigation or leaks. Resident may not delegate the responsibilities of this paragraph to any person, including a contractor or other landscaping professional. Resident may not alter the landscaping, or engage in "personal agriculture" without Owner/Agent's prior written permission.
- 30. SMOKE DETECTION DEVICE: The premises are equipped with a functioning smoke detection device(s), and Resident shall be responsible for testing the device weekly and immediately reporting any problems, maintenance or need for repairs to Owner/Agent. If battery operated, Resident is responsible for changing the detector's battery as necessary. Resident may not disable, disconnect or remove the detector. Owner/Agent shall have a right to enter the premises to check and maintain the smoke detection device as provided by law.
- 31. CARBON MONOXIDE DETECTION DEVICE: If the premises are equipped with a functioning carbon monoxide detection device(s), Resident shall be responsible for testing the device weekly and immediately reporting any problems, maintenance or need for repairs to Owner/Agent. If battery operated, Resident is responsible for changing the detector's battery as necessary. Resident may not disable, disconnect or remove the detector. Owner/Agent shall have a right to enter the premises to check and maintain the carbon monoxide detection device as provided by law.
- **32. WAIVER OF BREACH:** The waiver by either party of any breach shall not be construed to be a continuing waiver of any subsequent breach. The receipt by Owner/Agent of the rent with the knowledge of any violation of a covenant or condition of this agreement shall not be deemed a waiver of such breach. No waiver by either party of the provisions herein shall be deemed to have been made unless expressed in writing and signed by all parties to this Agreement.
- 33. JOINT AND SEVERAL LIABILITY: The undersigned Resident(s), whether or not in actual possession of the premises, are jointly and severally liable for all obligations under this Agreement and shall indemnify Owner/Agent for liability arising prior to the return of possession to the Owner/Agent for personal injuries or property damage caused or permitted by Resident(s), their guests, and invitees. This does not waive "Owner/Agent's duty of care" to prevent personal injury or property damage where that duty is imposed by law.
- 34. RENTERS INSURANCE: Resident's property is not insured by Owner/Agent. Owner/Agent recommends that Resident obtain coverage for Resident's personal property. Resident is not a co-insured and is expressly excluded from coverage under any insurance policy held by Owner/Agent which is now in effect or becomes effective during the term of this Agreement. A renter's liability insurance policy such as the one that may be required below, benefits both the Owner/Agent and the Resident.

(CHECK ONE BOX)

Resident is required to maintain renter's liability insurance for the benefit of the Owner/Agent and the Resident throughout the duration of the tenancy as specified in the attached Renters Insurance Addendum. Resident must provide proof of such insurance to the Owner/Agent on demand.

Resident must obtain insurance:

0	within 30) days	of the	inception	of the	tenancy	١.
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prior to occupancy.

0	bv	(date
_	υv	. Iuaic

Failure to comply with this requirement is a material violation of the Rental/Lease Agreement.

☐ Resident is encouraged but not required to obtain renters liability insurance.







35. ENTRY AND COOPERATION: California law allows Owner/Agent or their employee(s) to enter the premises for certain purposes during normal business hours. The Owner/Agent will provide written notice to the Resident prior to the entry of the dwelling unit whenever required by state law. (Civil Code Section 1954.) Resident's non-compliance with Owner/Agent's lawful request for entry is a material breach of this Agreement that may be cause for immediate termination as provided herein and by law.

If the Premises or the Building is required by any government agency, lender or insurer to undergo repairs or alterations, or in case of other necessary or agreed repairs, Resident agrees to cooperate fully with Owner/Agent so that all such repairs or alterations are made in as expeditious and efficient a manner as possible.

- 36. BREACH OF LEASE: In the event that Resident breaches this Lease Agreement, Owner/Agent shall be allowed at Owner/Agent's discretion, but not by way of limitation, to exercise any or all remedies provided Owner/Agent by California Civil Code Section 1951.2 and 1951.4. Damages Owner/Agent "may recover" include the worth at the time of the award of the amount by which the unpaid rent for the balance of the term after the time of award, or for any shorter period of time specified in the Lease Agreement, exceeds the amount of such rental loss for the same period that the Resident proves could be reasonably avoided.
- **37. DESTRUCTION OF OR DAMAGE TO THE PREMISES:** In the event the premises are partially or totally damaged or destroyed by fire or other cause, the following will apply:
 - a. If the premises are totally destroyed by fire, earthquake or other casualty, this Agreement will terminate, as of the date on which the damage occurs. However, if the damage or destruction is the result of the negligence of the Resident, or his or her invitees, then the Agreement will not terminate, unless notice is given by the Owner/Agent, specifying the termination date.
 - b. If the premises are only partially damaged, or are temporarily uninhabitable, as determined by Owner/Agent, Owner/Agent will use due diligence to begin the process to repair such damage and restore the premises as soon as possible. If only part of the premises cannot be used, there will be a proportionate reduction of rent until the premises are repaired, to be determined solely by Owner/Agent.
- **38. SALE OF PROPERTY:** In the event of the sale or refinance of the property: If Owner/Agent presents to Resident CAA Form 2.3 *Resident's Certification of Terms Estoppel Certification*, or other similar form, Resident agrees to execute and deliver the form acknowledging that this Agreement is unmodified and in full force and effect, or in full force and effect as modified with the consent of Owner/Agent, and stating the modifications, within ten (10) days of written notice. Failure to comply shall be deemed Resident's acknowledgement that the form as submitted by Owner/Agent is true and correct and may be relied upon by any lender or purchaser.
- **39. NOTICE:** Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.
- 40. CREDIT REPORTS: A negative credit report reflecting on your credit history may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations. Resident expressly authorizes Owner/Agent (including a collection agency) to obtain Resident's consumer credit report, which Owner/Agent may use if attempting to collect past due rent payments, late fees, or other charges from Resident, both during the term of the Agreement and thereafter.
- **41. SEVERABILITY CLAUSE:** If any provision of this Agreement is held illegal or unenforceable in a judicial proceeding, such provision shall be severed and shall be inoperative, and the remainder of this Agreement shall remain operative and binding on the Parties.





42.	ADDENDA: By initialing as provided below, Resident(s) a checked), copies of which are attached hereto and are in		
	 ☑ Asbestos Addendum (Form 17.1) ✓ Bed Bug Addendum (Form 36.0) ☐ CC&Rs Addendum (Form 2.9) ☑ Carbon Monoxide Detector (Form 27.1) ☐ Clothesline/Drying Rack Addendum (Form 62.0) ☐ Day Care Addendum (Form 28.0) ☐ Furniture Inventory (Form 16.1) ☑ Grilling Addendum (Form 35.0) ☑ Guarantee of Rental/Lease Agreement (Form 41.0) ☑ Lead-Based Paint Addendum (Form LEAD1) ☑ Mold Notification Addendum (Form 2.7) ☐ Move In/Move Out Itemized Statement (Form 16.0) ☐ Periodic Application by Pest Control Operator Addendum (Form 61.5) ☐ Periodic Application of Pesticides by Owner/Agent Addendum (Form 61.4) ☐ Personal Agriculture Addendum (Form 49.0) ☑ Pet Addendum (Form 13.0) ☐ Political Signs Addendum (Form 15.0) 	☐ Satellite Di ☑ Smoke Dei ☑ Smoking P ☐ Spare the A ☑ Storage Ac ☑ Unlawful A ☐ Water Con	surance Addendum (Form 12.0-MF) sh and Antenna Addendum (Form 2.5) sector Addendum (Form 27.0) olicy Addendum (Form 34.0) Air Addendum (Form 37.0) Idendum (Form 63.0) otivity Addendum (Form 2.4) servation Addendum (Form 40.0) Addendum (Form 14.0)
	Resident(s) initials here:		_
45.	to their Residents. By initialing as provided, Resident(s) hereto. Resident(s) initials here:	all attachments refeiting and signed by per/Agent has made brought by either performed attorned attorn	erred to above, constitutes the entire Agreement all parties, except as permitted by applicable law. any representations or promises other than those arty to enforce any part of this Agreement, the eys' fees and court costs, unless one of the ees not to exceed \$, plus court costs.
Date	e Resident Daniel Richards	Date	Resident
Date	Resident John McClure	Date	Resident
Date	e Resident	Date	Resident
Date	Owner/Agent Jean Lawrence c/o Sant		_





BEDBUG NOTIFICATION ADDENDUM

Page 9 of Agreement

This do	ocument is an Adder	ndum and is part of the Rental/Lease Agreement, dated	08/23 (Date)	/17	_ between
	(Na	Jean Lawrence c/o Santa Cruz Prop Mgmt ame of Owner/Agent)		"Owne	r/Agent" and
		Daniel Richards and John McClure (List all Residents as listed on the Rental/Lease Agreement)		"Resid	lent" for the
premis	ses located at	230 Felix St (Street Address)	, Unit # (if	applicable) _	С
		Santa Cruz (City)	, CA	95060 (Zip)	
lease a presen detecti	and knows of no bed ace of bed bugs is no on and make bed bu evious Infestations A Resident shall no	ot bring onto a property personal furnishings or belongings th	ng and control od houseke at the Resid	colling bed but eping can ass ent knows or	gs. While the sist with early
2. Pr •	ompt Reporting If you find or suspoints of infestation	pect a bed bug infestation, please notify Owner/Agent as a so that the problem can be addressed promptly. Please do a major infestation that can spread from unit to unit.	soon as po	essible, and c	
•		enance needs immediately. Bed bugs like cracks, crevices, aled to prevent the movement of bed bugs from room to room		other opening	s. Request that
•	If you suspect a be	edbug infestation, or have other maintenance needs, please p	orovide your	notice to:	

3. 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, 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 Websites of the United States Environmental Protection Agency and the National Pest Management Association.
 - http://www2.epa.gov/bedbugs
 - http://www.pestworld.org/all-things-bed-bugs/

4. Cooperation with Pest Control

- Residents shall cooperate with the inspection including allowing entry to inspect any unit selected by the pest control operator until bed bugs have been eliminated and providing to the pest control operator information that is necessary to facilitate the detection and treatment of bed bugs
- Prior to treatment, affected Residents will receive a written notice including the date(s) and time(s) of treatment, whether and when the Resident is required to be absent from the unit, the deadline for Resident preparation of the unit and a pretreatment checklist with information provided by the pest control operator.
- The Resident shall fulfill his or her responsibilities for unit preparation before the scheduled treatment, as described in the pest control operator's pretreatment checklist.
- Residents shall be responsible for the management of their belongings, including, but not limited to, clothing and personal furnishings.
- If the pest control operator determines that it is necessary for an Owner/Agent or Resident to dispose of items infested
 with bed bugs, the items shall be securely sealed in a bag that are of a size as to readily contain the disposed material.
 Bags shall be furnished as needed to Residents by the property owner or pest control operator. All bags shall be clearly
 labeled as being infested with bed bugs prior to disposal.
- Residents who are not able to fulfill their unit preparation responsibilities shall notify the Owner/Agent at least one business day prior to the scheduled PCO visit for inspection or treatment.
- A Resident must vacate his or her unit if required by the pest control operator for treatment purposes and shall not reenter the unit until directed by the pest control operator to do so.

5. Prevention Recommendations

- Resident should check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs before you enter your apartment. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation.
- Thoroughly clean after guests have departed. Immediately after your guests leave, seal bed linens in plastic bags, until they can be washed and dried on high heat. After your guests have departed, inspect bedding, mattresses and box springs, behind headboards, carpet edges and the undersides of sofa cushions for signs of bed bugs.
- Resident should avoid using appliances, electronics and furnishings that have not been thoroughly inspected for
 the presence of bedbugs. Make sure that the electronics, appliance, or furniture company has established procedures
 for the inspection and identification of bedbugs or other pests. This process should include inspection of trucks used to
 transport appliances, electronics, or furniture. Never accept an item that shows signs of bedbugs. Check secondhand
 furniture, beds, and couches for any signs of bed bug infestation before bringing them home. Never take discarded
 items from the curbside.





•	Use a protective cover that encases mattresses and box springs and eliminates many hiding spots.	Page	11
	The light color of the encasement makes bed bugs easier to see. Be sure to purchase a high quality	of Agre	ement
	bed bug encasement that will resist tearing and check the encasements regularly for holes.		

- Reduce clutter in your home to reduce hiding places for bed bugs.
- Vacuum frequently to remove successful hitchhikers.
- Be vigilant when using shared laundry facilities. Transport items to be washed in plastic bags (if you have an active infestation, use a new bag for the journey home). Remove from dryer directly into bag and fold at home. (A dryer on high heat can kill bed bugs.)

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing:

Date	Resident Daniel Richards	Date	Resident	
Date	Resident John McClure	Date	Resident	
Date	Resident	Date	Resident	
Date	Owner/Agent	Jean Lawrence c/o Sa	Inta Cruz Prop Mamt	





ADDENDUM

(Form 2.2)

Page 12 of Agreement

This document is an A	.ddendum ar	nd is part of the Rental/Le	ease Agreement, dated	08/23/17 (Date)	between
	(Name of O				(Owner/Agent) and
	(Name of O	vner/Agent)			
	(L	Daniel Richards and Jo ist all Residents as listed on the	hn McClure e Rental/Lease Agreement)		(Resident) for the
premises located at		230 Felix	St	, Unit # (if app	licable)C
	(S	treet Address)			
	(C	Sama Gruz	, CA	(Zip)	
New provision(s)	:				
No smoking in u No BBQS or op No parties or lo Report all main	en flame p ud disturba	ances			
The undersigned Besi	dont(a) ooka	owledge(s) having read	and understood the fe	rogoing	
The undersigned ites	deni(s) ackin	owiedge(s) having read	and understood the fol	egonig.	
Date	Resident	Daniel Richards	Date	Resident	
Date	Resident	John McClure	Date	Resident	
Date	Owner/Age	nt			

MOLD NOTIFICATION ADDENDUM

Page 13 of Agreement

Γhis document is an Adden	dum and is part of the Rental/Lease Agreement, date	d <u>08/23/17</u> (Date)	between
	Jean Lawrence c/o Santa Cruz Prop Mgmt (Name of Owner/Agent)		(Owner/Agent) and
	Daniel Richards and John McClure (List all Residents as listed on the Rental/Lease Agreement,		(Resident) for the
oremises located at	230 Felix St (Street Address)	, Unit # (if ap	pplicable) <u>C</u>
	Santa Cruz , CA,	95060 .	

It is our goal to maintain the highest quality living environment for our Residents. The Owner/Agent has inspected the unit prior to lease and knows of no damp or wet building materials and knows of no mold or mildew contamination. Resident is hereby notified that mold, however, can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the unit, it can cause mildew and mold to grow. It is important that Residents regularly allow air to circulate in the apartment. It is also important that Residents keep the interior of the unit clean and that they promptly notify the Owner/Agent of any leaks, moisture problems, and/or mold growth.

Resident agrees to maintain the premises in a manner that prevents the occurrence of an infestation of mold or mildew in the premises. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

- 1. Resident agrees to keep the unit free of dirt and debris that can harbor mold.
- 2. Resident agrees to immediately report to the Owner/Agent any water intrusion, such as plumbing leaks, drips, or "sweating" pipes.
- 3. Resident agrees to notify Owner/Agent of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
- 4. Resident agrees to report to the Owner/Agent any significant mold growth on surfaces inside the premises.
- Resident agrees to allow the Owner/Agent to enter the unit to inspect and make necessary repairs.
- Resident agrees to use bathroom fans while showering or bathing and to report to the Owner/Agent any non-working fan.
- 7. Resident agrees to use exhaust fans whenever cooking, dishwashing, or cleaning.
- 8. Resident agrees to use all reasonable care to close all windows and other openings in the premises to prevent outdoor water from penetrating into the interior unit.
- 9. Resident agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible. (Note: Mold can grow on damp surfaces within 24 to 48 hours.)
- 10. Resident agrees to notify the Owner/Agent of any problems with the air conditioning or heating systems that are discovered by the Resident.





11. Resident agrees to indemnify and hold harmless the Owner/Agent from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Owner/Agent may sustain or incur as a result of the negligence of the Resident or any guest or other person living in, occupying, or using the premises.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

Date	Resident	Daniel Richards	Date	Resident	
Date	Resident	John McClure	Date	Resident	
Date	Resident		Date	Resident	
Date	 Owner/Agen	t Jean Lawrence c/o Sa	nta Cruz Prop Mamt		





TARGET HOUSING RENTAL/LEASE AGREEMENT ADDENDUM DISCLOSURE OF INFORMATION ON LEAD BASED BAINT AND LEAD BASED BAINT HAZABBS

Page 15 of agreement

LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS Resident is renting from Owner/Agent the premises located at: , Unit # (if applicable) C 230 Felix St (Street Address) , CA 95060 Santa Cruz **Lead Warning Statement** Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention. NOTE: The existence of lead on the rental property is not, by itself, cause for termination of the tenancy. (Public Law 102-550 sec. 1018(c)) Owner's Disclosure or Agent* acting on behalf of Owner (initial) (a) Presence of lead-based paint or lead-based paint hazards (check one below): Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). X Owner has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. (b) Records and reports available to the Owner (check one below): Owner has provided the lessee with all available records and reports pertaining to lead-based paint and/or leadbased paint hazards in the housing (list documents below). Owner has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. Agent's* Acknowledgment (initial) *The term Agent is defined as any party who enters into a contract with the Owner, including anyone who enters into a contract with a representative of the Owner for the purpose of leasing housing. An on-site resident manager may act as the Agent if authorized to do so by either the Owner or the property management company. (c) Agent has informed the Owner of his/her obligations under 42 U.S.C. 4852d, and the Agent is aware of his/her responsibility to ensure compliance. Lessee's Acknowledgment (initial) (d) Lessee has received copies of all information listed above. (e) Lessee has received the pamphlet Protect Your Family from Lead in Your Home. **Certification of Accuracy** The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate. Daniel Richards Date Resident Resident Date

California Apartment Association

Date

California Apartment Association Approved Form www.caanet.org

Resident

Form LEAD1 – Revised 1/08 - ©2008 – All Rights Reserved Page 1 of 1

Owner/Agent Jean Lawrence c/o Santa Cruz Prop Mgmt

John McClure

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Resident



Date

ASBESTOS ADDENDUM

Page 16 of Agreement

This doc	ument is an A	ddendum ar	d is part of th	e Rental/Lease	Agreement, dat	ted	08/23/17	between
		Jea	an Lawrence	c/o Santa Cruz	Prop Mgmt			(Owner/Agent) and
		(Li	Daniel Richa	urds and John Mas listed on the Ren	McClure htal/Lease Agreemen	nt)		(Resident) for the
premises	s located at			230 Felix St			, Unit # (if a _l	pplicable) <u>C</u>
		(S	treet Address) Santa	Cruz	, CA	9 <u>(</u> (Zip)	5060 .	
		(C	ity)			(Zip)		
				Owner/Age	nt Check One	,		
	This prope	erty may cor	itain asbestos	3.				
(OR							
(materials a	and in some	of the produc	ts and material	ubstance is cont s used to mainta the potential ex	ain the p	roperty. Distur	bance or damage
or dis ((sturbs the Pre (i) piercing the (ii) hanging pla	mises or any surface of thants, mobiles	y part thereof ne ceiling by o s, or other obj	ees and contract including, but redrilling or any of ects from the ce	not limited to: ther method;	ke or pe	ermit any actior	n which in any way damages
(((v) permitting v vi) painting, cl vii) replacing l	ny objects to water or any eaning, or u light fixtures	come in cont liquid, other t ndertaking ar	y repairs of any		eiling;		ct with the ceiling;
Prem	nises or any po	ortion therec	of, including, v	vithout limitation		cracking	g, hanging or d	ion of the ceiling in the lislodged material, water aph 1 above.
The unde	ersigned Resid	dent(s) ackn	owledge(s) ha	aving read and	understood the	foregoin	g.	
Date		Resident	Daniel Rich	nards	Date		Resident	
Date		Resident	John McC	Clure	Date	<u>—</u>	Resident	
Date		Resident			Date		Resident	
Date		Owner/Agei	¹t Jean Lawre	ence c/o Santa (Cruz Prop Mgmt	<u> </u>		



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UNLAWFUL ACTIVITY ADDENDUM

Page 17 of Agreement

Th	is document is an A	ddendum ar	nd is part of the Rental/Le	ease Agreement, dated _	08/23/17 (Date)	between
		Je	an Lawrence c/o Santa C			(Owner/Agent) and
			(Name of Owner/Agen	t)		
		(L	Daniel Richards and Joist all Residents as listed on th	ohn McClure e Rental/Lease Agreement)		(Resident) for the
pre	emises located at		230 Felix	St	, Unit # (if ap	oplicable) <u>C</u>
		(5	treet Address)			
			Santa Cruz	, CA	<u>95060</u> .	
		(C	Eity)	(2	(ip)	
1.	engage in criminal activity" means the	activity, inc illegal man	sident's household, and a luding drug-related crimin ufacture, sale, distribution defined in section 102 of	nal activity, on or near pr on, use, or possession wi	operty premises. "I th intent to manufa	Orug-related criminal cture, sell, distribute, or use
2.			sident's household, and a facilitate criminal activity			ent's control <i>shall not</i> or near property premises.
3		ted criminal	household <i>will not permi</i> activity, regardless of wl			
4.			household will not engageremises and property or		ale, or distribution o	f illegal drugs at any
5.		or threats o	Resident's household, or f violence, including, but			t's control shall not engage arms on or near
6.	AGREEMENT ANA Addendum shall be a single violation s	D GOOD Co e deemed a hall be good		ON OF TENANCY. A sin lation of the Rental/Leas f the Rental/Lease Agree	gle violation of any e Agreement. It is ι ement. Unless othe	
7.	In case of conflict I provisions of this A		provisions of this Adder hall govern.	ndum and any other prov	isions of the Renta	I/Lease Agreement, the
Th	e undersigned Resid	dent(s) ackr	owledge(s) having read	and understood the fore	going.	
Dat	te	Resident	Daniel Richards	Date	Resident	
Dat	te	Resident	John McClure	Date	Resident	
<u> </u>		O				
Dat	ie –	Owner/Age	^{nt} Jean Lawrence c/o Sa	anta Cruz Prop Mamt		



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SANTA CRUZ LOUD AND UNRULY GATHERINGS ORDINANCE ADDENDUM (For Use in City of Santa Cruz)

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This document is an A	Addendum and is part of the Rental/Lease Agreement, dated	08/23/17 (Date)	_ betwee	n
			_ (Owner	/Agent) and
	(Name of Owner/Agent)			
	Daniel Richards and John McClure (List all Residents as listed on the Rental/Lease Agreement)		_(Reside	nt) for the
premises located at _	230 Felix St (Street Address)	, Unit # (if applic	cable)	С
S	anta Cruz, CA 95060 .			

Whereas, the Premises is located in the City of Santa Cruz and is subject to the City of Santa Cruz Loud and Unruly Gathering Ordinance as set forth in Sections 9.37.010 through 9.37.060 of the Santa Cruz Municipal Code pertaining to special security service charges at loud or unruly gatherings ("Ordinance");

Whereas, under the Ordinance, "Responsible Person(s)" may be liable for fines of between \$250 and \$1000 as well as cost of service for City employees (Public Safety Personnel) for the control and dispersal of loud and unruly gatherings;

Whereas, the Ordinance defines "Responsible Person(s)" to include person(s) with a right of possession in the property on which a loud or unruly gathering is conducted, including, but not limited to, an owner or tenant of the property if the gathering is on private property as well as the landlord of another responsible person;

AGREEMENT

NOW, THEREFORE, IN CONSIDERATION OF the promises and covenants contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, Resident and Owner/Agent agree as follows:

- Resident understands and agrees that Resident will not violate the Ordinance, intentionally or unintentionally while in possession or control of the Premises.
- 2. If any fines or fees are levied against Owner/Agent while Resident is in possession of the Premises, Resident agrees to pay such fees and fines associated with the Ordinance whether or not the fees or fines are attributed to Resident's tenancy or the conduct of Resident, Resident's guests or others at the Premises. The obligation to pay fines assessed against Owner/Agent may be in addition to any fines assessed directly against Resident under the Ordinance.
- 3. If fines or fees are assessed against Owner/Agent for a gathering involving more than one Resident, each Resident is jointly and severally responsible for the assessment. Owner/Agent may allocate the fees or fines among all Residents involved at Owner/Agent's sole discretion.
- 4. Resident understands and agrees that fees or fines assessed under the Ordinance may be levied on Resident after just one unruly or loud gathering under the Ordinance because fines and fees are assessed for subsequent gatherings in a twelve month period. Because the Ordinance provides for fines for subsequent gatherings regardless of whether the same Responsible Person is affiliated with the Premises at the time the fines are issued, Resident may be assessed fines or fees after one unruly gathering because of the conduct of prior tenants of the Premises or others completely unrelated to the Resident, and Resident shall be responsible for such fees pursuant to this Addendum.
- 5. Nothing herein is deemed to be authorization of or consent by Owner/Agent for any loud or unruly gathering of Resident or Resident's guests or invitees in violation of the Ordinance.



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- 6. Any fines or fees assessed against Owner/Agent for violation of the Ordinance while Resident is in possession of the Premises shall be a material and incurable breach of the Agreement and Owner/Agent, at its option, may terminate the Agreement as a result of the assessment of fines or fees under the Ordinance.
- 7. Except as modified in this Addendum, the terms of the Agreement, and all attachments to the Agreement are and shall remain the same and in full force and effect.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

Date	Resident Daniel F	Richards Date	Resident
Date	Resident John M	cClure Date	Resident
 Date	Owner/Agent		





PET ADDENDUM

Page of Agreement

Thi	s document is an Addend	lum and is part of the Rental/Lease Ag	reement, dated	be	tween	
		Jean Lawrence c/o Santa Cruz	Prop Mamt	,	wner/Agent) a	and
		(Name of Owner/Agent)	· · · · · · · · · · · · · · · · · · ·	(0)		
		Daniel Richards and John M (List all Residents as listed on the Ren	IcClure tal/Lease Agreement)	(Re	sident) for the	е
pre	mises located at	230 Felix S	,	, Unit # (if ap	oplicable)	С
		(Street Address)				
		Santa Cru (City)	IZ	, CA	95060 (Zip)	
1.	The Rental/Lease Agre the premises.	eement provides that without Owner/	Agent's prior written	consent, no Pets shall be	allowed in o	or about
2.	Owner/Agent consents	to Resident keeping the Pet describ	ed here as a Pet.			
	Type		Brood:			
	(Do	og, Cat, Etc.)	breed.	(Siamese, Golden Retrie	ever, Etc.)	
	Pet's Name:		Sex:	Age:		
	Size.					
	0120.					
	Attach photograph or p	rovide description:				
2		ou Decident of any of the terms in thi	a Addanduma Daaid	lant agrada within three da	aftar raa	a is sim as
3.	written notice of defaul	by Resident of any of the terms in this t from Owner/Agent, to cure the defa eep said Pet on the premises by giving	ult or vacate the pre	emises. Resident agrees O		
4.	Resident agrees to cor	nply with all ordinances, regulations	and laws applicable	to the Pet described abov	e.	
5.	Pet ☐ must be or ☐ ne	eed not be spayed or neutered. (Chec	ck one).			
6.	If Pet is a fish, the water	er container shall not be over	gallons a	and will be placed in a safe	location in	the unit.
7.	areas, or other interior authorized by Owner/A or flooring inside the dy	exclusive possession of the Resider or exterior common areas) for defect gent in writing. The Pet may not be welling. Any Animal waste shall be dient's direction and expense. Residen	ation and urination is allowed to urinate o sposed of promptly	s prohibited unless specific or defecate on any unproted and properly, by the Resid	cally cted carpet lent or	
8.	The Pet shall be fed ar	nd the food stored in a way that does	not attract pests or	cause damage.		
9.	Resident shall be respond	onsible for any cleaning in common a	areas necessitated b	by the Pet, i.e., dirty footpri	nts.	
10.	Resident shall prevent	fleas or other infestation of the renta	I unit or other prope	rty of Owner/Agent, and m	ay be held li	iable for





costs associated with any necessary remediation.

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of Agreement	

- 11. The Pet shall be on a leash, in a carrier, or otherwise under Resident's supervision and direct control at all times. The Pet may not wander or be left unattended on the grounds or in common areas. Domestic rodents, reptiles and amphibians, or birds, if allowed, must remain caged at all times.
- 12. Resident shall not permit Pet to, and represents that Pet will not cause any damage, nuisance, or cause justified complaints, from any other resident, guest, or the public. For example, Pet may not make unnecessary and excessive noise, threaten injury or unwanted contact with others (i.e., jumping and lunging), bite, injure or contact others, cause any property damage, or engage in any other aggressive behavior.
- 13. If the Pet is neglected or unattended, it will be reported to animal control, and any resulting costs will be Resident's responsibility.
- 14. In the event that Owner/Agent, contractor, or maintenance personnel need access to the unit, Resident shall ensure that the Pet will be appropriately confined or restrained so as not to create a threat or interfere with the task being performed.
- 15. Resident shall be liable to Owner/Agent for all damage or expenses incurred by or in connection with Pet, and shall hold Owner/Agent harmless and indemnify Owner/Agent for any and all damages or costs in connection with Pet.
- 16. Resident shall deposit with Owner/Agent an additional security deposit of \$_____. Owner/Agent □does □does not (check one) require Resident to carry renter's insurance to cover damages caused by Pet.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

Date	Resident Daniel Richards	Date	Resident	
Date	Resident John McClure	Date	Resident	
Date	Resident	Date	Resident	
Date	Owner/Agent Jean Lawrence c/o S	Santa Cruz Prop Mgmi	t	



