



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

# TENANT ESTOPPEL CERTIFICATE

(C.A.R. Form TEC, Revised 12/23)

**RED  
OAK**  
REALTY

Tenant: Cheryl Drassinower

Premises: 757 Santa Ray Ave, Oakland, CA 94610

To whom it may concern: The undersigned is the Tenant of the above premises and makes the following representations:

RENTAL AGREEMENT TERMS		
Paragraph #	General Terms	
1	Is a copy of the rental agreement ("Agreement") attached hereto?	Check one of the following: <input checked="" type="checkbox"/> Yes, a copy is attached. <input type="checkbox"/> No, a copy is not attached.
2	Date of the Agreement	<u>5/9/2008</u>
3	Name of the current Rental Property Owner, Authorized Broker or Agent, or Property Manager ("Housing Provider", formerly known as landlord)	<u>Fred Turner</u>
4	Name of any other adult tenants and occupants, and the age of all minors	<u>Cheryl Drassinower</u> Age of Minors <u>Grace Drassinower</u>
5	Current monthly base rent amount	\$ <u>1,800</u>
6	The current monthly base rent amount above is paid in full	EXCEPT: _____
7	Security deposit	\$ <u>900</u>
8	Other deposits	\$ <u>0</u>
9	Expiration date of current term	_____
10	Number and location of Parking Spaces	_____
11	Number and location of Storage Spaces	_____
12	Animals	<input type="checkbox"/> Service <input type="checkbox"/> Emotional Support <input checked="" type="checkbox"/> Pet(s) If any, describe: <u>Cats</u>
Utilities & Services		
13	Who pays for the water?	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Housing Provider
14	Who pays for the electricity?	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Housing Provider
15	Who pays for the gas?	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Housing Provider
16	Who pays for the waste disposal?	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Housing Provider
17	Who pays for the sewage?	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Housing Provider
18	Who pays for the gardening/landscaping?	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Housing Provider
19	If applicable, what other utilities or services does Tenant pay for?	_____
Appliances		
20	Who owns the stove?	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Housing Provider
21	Who owns the refrigerator?	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Housing Provider
22	Who owns the washer/dryer?	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Housing Provider
23	Who owns the microwave?	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Housing Provider
24	If applicable, what other appliance(s) does Tenant own?	_____

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## TENANT ESTOPPEL CERTIFICATE (TEC PAGE 1 OF 2)

Red Oak Realty (Oakland), 6450 Moraga Ave Oakland CA 94611  
Chimène Pollard

Phone: 5108463601 Fax: \_\_\_\_\_  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 · [www.lwolf.com](http://www.lwolf.com)

757 Santa Ray

**Additional Representations**

25. The Tenant represents that the original Agreement remains in full force and effect and constitutes the entire agreement between Tenant and Housing Provider, except for the following modifications, amendments, addendums, assignments, extensions, and/or preferential rights or options to purchase/lease:

There are no verbal or written agreements or understandings between Housing Provider and Tenant with respect to the Premises, except as set forth above.

26. Tenant is the actual occupant and is in possession of the Premises. Tenant has not assigned, transferred or hypothecated Tenant's interest under the Agreement. Any construction, build-out, improvements, alterations, or additions to the Premises required under the Agreement have been fully completed in accordance with the plans and specifications described in the Agreement.

27. All obligations of Housing Provider under the Lease have been fully performed and Housing Provider is not in default under any term of the Agreement. Tenant has no defenses, off-sets or counterclaims to the payment of rent or other amounts due from Tenant to Housing Provider under the Lease.

28. Tenant has not been given any free rent, partial rent, rebates, rent abatements, or rent concessions of any kind, except as follows:

29. Tenant has not filed and is not the subject of any filing for bankruptcy or reorganization under federal bankruptcy laws or similar state laws.

30. Tenant represents that Tenant: (a) is not in default of the performance of any obligations under the Agreement; (b) has not committed any breach of the Agreement; and (c) has not received any notice of default under the Agreement, which has not been cured.

31. The correct address for notices to Tenant is the Premises above unless otherwise shown below.

32. The person signing below represents that he/she/they is/are duly authorized by Tenant to execute this Statement in Tenant's behalf.

33. Tenant understands that: (a) a lender may make a loan secured in whole or part by the Premises, and that if Lender does so, Lender's action will be in material reliance on this Estoppel Certificate; and/or (b) a buyer may acquire the Premises or the building in which the Premises is located, and if buyer completes the purchase, buyer will do so in material reliance on this Estoppel Certificate.

Tenant  **Cheryl Drassinower** Date 7/23/25

Tenant \_\_\_\_\_ Date \_\_\_\_\_

**Receipt Acknowledged:**

Housing Provider  **Jim R. Turner** Date 7/23/2025 | 2:33 PM

Signed by:

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Received pages 1-2

Sign \_\_\_\_\_ DATE \_\_\_\_\_

Sign \_\_\_\_\_ DATE \_\_\_\_\_

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**TENANT ESTOPPEL CERTIFICATE (TEC PAGE 2 OF 2)**

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