

Residential Lease Agreement

LANDLORD _____

TENANT(S) _____

PROPERTY ADDRESS _____

1. RENTAL AMOUNT: Commencing _____ TENANT agrees to pay LANDLORD the sum of \$ _____ + **\$2.83 SCEP fee** per month in advance on the **1st day of each calendar month**. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location: **8721 Santa Monica Blvd. #42 Los Angeles, CA 90069**. Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement.

(Check if Applicable) _____ A prorated share of rent in the sum of \$ _____ is being paid to cover the period from _____ to _____.

2. TERM: The premises are leased on the following lease term: (please check one item only)
_____ month to month (OR) _____ until _____.

3. SECURITY DEPOSITS: TENANT shall deposit with landlord the sum of \$ _____ as a security deposit to secure TENANT'S faithful performance of the terms of this lease. The security deposit shall not exceed two times the monthly rent. After all the TENANTS have vacated, leaving the premises vacant, the LANDLORD may use the security deposit for the cleaning of the premises, any unusual wear and tear to the premises or common areas, and any rent or other amounts owed pursuant to the lease agreement or pursuant to Civil Code Section 1950.5. TENANT may not use said deposit for rent owed during the term of the lease. Within 21 days of the TENANT vacating the premises, LANDLORD shall furnish TENANT a written statement indicating any amounts deducted from the security deposit and returning the balance to the TENANT. If TENANT fails to furnish a forwarding address to LANDLORD, then LANDLORD shall send statement and any security deposit refund to the leased premises.

4. INITIAL PAYMENT: TENANT shall pay the first month rent of \$ _____ + **\$2.83 SCEP fee** and the security deposit in the amount of \$ _____ for a total of \$ _____. Said payment shall be made in the form of personal check, money order, cashier's check or online payment and is all due prior to occupancy.

5. OCCUPANTS: The premises are rented for residential purposes only and shall not be occupied by any person other than those designated above as TENANT with the exception of the following named persons:
_____.

If LANDLORD, with written consent, allows for additional persons to occupy the premises, the rent shall be increased by \$100 for each such person. Any person staying 14 days cumulative or longer, without the LANDLORD'S written consent, shall be considered as occupying the premises in violation of this agreement.

6. SUBLETTING OR ASSIGNING: TENANT agrees not to assign or sublet the premises, or advertise to do so, without first obtaining written permission from LANDLORD.

7. UTILITIES: TENANT shall pay for all utilities and/or services supplied to the premises with the following exception: _____.

TENANT'S Initials: _____ TENANT'S Initials: _____ TENANT'S Initials: _____ TENANT'S Initials: _____

CO-SIGNER'S Initials: _____ CO-SIGNER'S Initials: _____ CO-SIGNER'S Initials: _____

8. PARKING: TENANT _____ is not _____ is (check one) assigned a parking space. If assigned a parking space it shall be designated as space # _____. TENANT may only park a vehicle that is registered in the TENANT'S name. TENANT may not assign, sublet, or allow any other person to use this space. This space is exclusively used for the parking of passenger automobiles by the TENANT. No other type of vehicle or item may be stored in this space without written consent of LANDLORD. TENANT may not wash, repair, or paint in this space or at any other common area on the premises. Only vehicles that are operational and currently registered in the State of California may park in this space. Any vehicle that is leaking any substance must not be parked anywhere on the premises.

9. CONDITION OF PREMISES: TENANT acknowledges that the premises have been inspected. TENANT acknowledges that said premises have been cleaned and all items, fixtures, appliances, and appurtenances are in complete working order. TENANT promises to keep the premises in a neat and sanitary condition and to immediately reimburse LANDLORD for any sums necessary to repair any item, fixture or appurtenance that needed service due to TENANT'S, or TENANT'S invitee, misuse or negligence. TENANT shall be responsible for the cleaning or repair to any plumbing fixture where a stoppage has occurred. TENANT shall also be responsible for repair or replace of the garbage disposal where the cause has been a result of bones, grease, pits, or any other item which normally causes blockage of the mechanism.

10. ALTERATIONS: TENANT shall not make any alterations to the premises, including but not limited to installing aerials, lighting fixtures, dishwashers, washing machines, dryers or other items without first obtaining written permission from LANDLORD. TENANT shall not change or install locks, paint, or wallpaper said premises without LANDLORD'S prior written consent, TENANT shall not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public. TENANT shall not store any object on the property outside of the unit.

11. LATE CHARGE/BAD CHECKS: The parties agree that it would be impractical or extremely difficult to fix the actual damage incurred by the LANDLORD if the TENANT fails to pay the rent timely. An administrative cost, which is related to collecting and accounting for the late payment, will be assessed at the flat rate of \$75 for any rent payment received after the 1st of the month. This charge will be posted to the resident ledger the day after the rent is due. The parties further agree that the acceptance of this provision will be conclusive evidence, in any legal proceeding, that calculating actual damage would be impractical and extremely difficult to fix. Furthermore, the late fee assessed above, is conclusive evidence in any legal proceeding that it is a reasonable administrative cost. If rent is not paid when due and LANDLORD issues a "Notice To Pay Rent Or Quit", TENANT must tender cash or cashier's check only. If TENANT tenders a check, which is dishonored by a banking institution, then TENANT shall only tender cashier's check or money order for all future payments. This shall continue until such time as written consent is obtained from LANDLORD. In addition, TENANT shall be liable in the sum of \$25 for each check that is returned to LANDLORD because the check has been dishonored. A fee of \$50 will be incurred each time the LANDLORD is required to serve a 3 Day Notice To Pay The Rent due to the TENANT'S failure to pay rent timely.

12. NOISE AND DISRUPTIVE ACTIVITIES: TENANT or his/her guests and invitees shall not disturb, annoy, endanger or inconvenience other TENANTS of the building, neighbors, the LANDLORD or his agents, or workmen nor violate any law, nor commit or permit waste or nuisance in or about the premises. Further, TENANT shall not do or keep anything in or about the premises that will obstruct the public spaces available to other residents. Lounging or unnecessary loitering on the front steps, public balconies or the common hallways that interferes with the convenience of other residents is prohibited. This is a completely no-smoking building. Smoking is prohibited in the unit and the common areas of the property.

TENANT'S Initials: _____ TENANT'S Initials: _____ TENANT'S Initials: _____ TENANT'S Initials: _____
CO-SIGNER'S Initials: _____ CO-SIGNER'S Initials: _____ CO-SIGNER'S Initials: _____

13. LANDLORD'S RIGHT OF ENTRY: LANDLORD may enter and inspect the premises during normal business hours and upon reasonable advance notice of at least 24 hours to TENANT. LANDLORD is permitted to make all alterations, repairs, and maintenance that in LANDLORD'S judgment is necessary to perform. In addition, LANDLORD has all right to enter pursuant to Civil Code Section 1954. If the work performed requires that TENANT temporarily vacate the unit, then TENANT shall vacate for this temporary period upon being served with written notice by LANDLORD. TENANT agrees that in such event, TENANT will be solely compensated by a corresponding reduction in rent for those many days that TENANT was temporarily displaced. No other compensation shall be offered to the TENANT. Pursuant to Paragraph 17, TENANT to obtain Renter's Insurance to cover any relocation costs. If the work to be performed requires the cooperation of TENANT to perform certain tasks, then those tasks shall be performed upon serving 24 hours written notice by LANDLORD. (EXAMPLE: removing food items from cabinets so that the unit may be sprayed for pests or following the written instructions of a pest control company).

14. REPAIRS BY LANDLORD: Where a repair is the responsibility of the LANDLORD, TENANT must notify LANDLORD with a written notice stating what items needs servicing or repair. TENANT must give LANDLORD a reasonable opportunity to service or repair said item. TENANT acknowledges that rent will not be withheld unless a written notice has been served on LANDLORD giving LANDLORD a reasonable time to fix said item within the meaning of Civil Code Section 1942. Under no circumstances may TENANT withhold rent unless said items constitutes a substantial breach of the warranty of habitability as stated in Code of Civil Procedure Section 1174.2. TENANT shall be responsible for any fines or inspection fees imposed by a governmental office as a result of TENANT failing to notify the LANDLORD in writing of a deficiency with the premises.

15. PETS: No dog, cat, bird, fish or other domestic pet or animal of any kind may be kept on or about the premises without LANDLORD'S written consent.

16. FURNISHINGS: No liquid filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later TENANT may possess a waterbed if he maintains waterbed insurance valued at \$100,000 or more. TENANT must furnish LANDLORD with proof of said insurance. TENANT must use bedding that complies with the load capacity of the manufacturer. In addition, TENANT must also be in full compliance with Civil Code Section 1940.5. TENANT shall not install or use any washer, dryer, or dishwasher that was not already furnished with the unit. TENANT shall not have any musical instruments on the premises.

17. INSURANCE: TENANT must maintain Renter's Insurance to cover any losses sustained to TENANT'S personal property, vehicle or expenses relating to the necessity to relocate or any other losses. LANDLORD does not maintain this insurance to cover personal property damage or relocation expenses caused by fire, theft, rain, infestation, water overflow/leakage, acts of GOD, and/or any other causes. It is acknowledged that LANDLORD is not liable for these occurrences. It is acknowledged that TENANT'S insurance policy shall solely indemnify TENANT for any losses sustained. TENANT'S failure to maintain said policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses. The parties acknowledge that the premises are not to be considered a security building which would hold LANDLORD to a higher degree of care.

18. SECURITY: TENANT acknowledges that the premises is not a full security complex and that LANDLORD does not guarantee to employ security personnel to patrol the premises to provide for TENANT's safety. The premises is not advertised or guaranteed to be secure or equipped with surveillance cameras, including the garage. The premises may include a gated garage; however, the LANDLORD does not guarantee that it is secure, and is not responsible for any theft or damage even in

TENANT'S Initials: _____ TENANT'S Initials: _____ TENANT'S Initials: _____ TENANT'S Initials: _____
CO-SIGNER'S Initials: _____ CO-SIGNER'S Initials: _____ CO-SIGNER'S Initials: _____

the case of a gate malfunction. TENANT hereby acknowledges that it is TENANT'S responsibility to lock car doors, close sunroofs, and remove any and all valuables from vehicles.

19. TERMINATION OF LEASE/RENTAL AGREEMENT: If this lease is based on a fixed term, pursuant to paragraph 2, at the expiration of the lease, if no notice is provided, TENANT shall enter a month-to-month tenancy subject to all covenants, and conditions of the Lease. To terminate this lease agreement, whether you are on your fixed term or on a month-to-month basis, a written 30-day notice from the TENANT is required. Where said term is a month-to-month tenancy, either party may terminate this tenancy by serving a 30-day written notice. A 30-day written notice is mandatory in order to release tenant from rental obligations. Absolutely no verbal notices will be accepted.

20. NON-CURABLE BREACH OF RENTAL AGREEMENT: It shall be considered a non-curable breach of this rental agreement, within the meaning of Code of Civil Procedure 1161 subsection 3, if tenant has not paid the rent when due, three times in any 12 month period. No notice of these delinquencies need be served on the tenant. Smoking of any substance by the tenant or an invitee shall also be considered a non-curable breach of this rental agreement.

21. POSSESSION: If premises cannot be delivered to TENANT on the agreed date due to loss, total or partial destruction of the premises, or failure of previous TENANT to vacate, either party may terminate this agreement upon written notice to the other party at their last known address. It is acknowledged that either party shall have no liability to each other except that all sums paid to LANDLORD will be immediately refunded to TENANT.

22. ABANDONMENT: It shall be deemed a reasonable belief by the LANDLORD that an abandonment of the premises has occurred where the, within the meaning of Civil Code Section 1951.2, where rent has been unpaid for 14 consecutive days and the TENANT has been absent from unit for 14 consecutive days. In that event, LANDLORD may serve written notice pursuant to Civil Code Section 1951.2. If TENANT does not comply with the requirements of said notice in 18 days, the premises shall be deemed abandoned.

23. WAIVER: LANDLORD'S failure to require compliance with the conditions of this agreement, or to exercise any right provided herein, shall not be deemed a waiver by LANDLORD of such condition or right. LANDLORD'S acceptance of rent with knowledge of any default under agreement by TENANT shall not be deemed a waiver of such default, nor shall it limit LANDLORD'S right with respect to that or any subsequent right. It is further agreed between the parties that the payment of rent at any time shall not be a waiver to any UNLAWFUL DETAINER action unless LANDLORD in writing specifically acknowledges that this constitutes a waiver to the UNLAWFUL DETAINER action.

24. VALIDITY/SEVERABILITY: If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforcement of any other provision of this agreement.

25. ATTORNEY FEES: In the event action is brought by any party to enforce any terms of this agreement or to recover possession of the premises, the prevailing party shall recover from the other party reasonable attorney fees not to exceed \$500. The sum of \$500 shall not be exceeded regardless of additional fees incurred prior to or subsequent to being declared a prevailing party. It is acknowledged, between the parties, that jury trials significantly increase the costs of any litigation between the parties. It is also acknowledged that jury trials require a longer length of time to adjudicate the controversy. On this basis, all parties waive their rights to have any matter settled by jury trial.

26. ARBITRATION OF DISPUTES: ANY DISPUTE BETWEEN THE PARTIES ARISING FROM OR RELATING TO A CLAIM FOR PERSONAL INJURY, WHICH IS DIRECTLY OR INDIRECTLY RELATED TO, OR ARISING FROM A CONDITION OF THE LEASED PREMISES OR THE COMMON AREAS, OR

TENANT'S Initials: _____ TENANT'S Initials: _____ TENANT'S Initials: _____ TENANT'S Initials: _____
CO-SIGNER'S Initials: _____ CO-SIGNER'S Initials: _____ CO-SIGNER'S Initials: _____

ANY EVENT THEREON, SHALL BE RESOLVED SOLELY BY ARBITRATION CONDUCTED BY THE AMERICAN ARBITRATION ASSOCIATION. Any such arbitration shall be held and conducted in the county in which the premises are located before three arbitrators, who shall be selected as follows. The claimant and respondent shall each select one arbitrator. The two selected arbitrators will then select a third arbitrator, and the three arbitrators shall constitute the panel. The provisions of the American Arbitration Association rules shall apply and govern such arbitration, subject, however, to the following: (a) Any demand for arbitration shall be made in writing and must be made within 180 days after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date that institution of legal or equitable proceedings based on such a matter would have been barred by the applicable statute of limitations. (b) The arbitrators' jurisdiction extends to all punitive damages claims and call actions. (c) Each party shall bear their own respective fees and cost relative to the arbitration process, and attorneys' fees, if awarded shall not exceed \$500.00. (d) All administrative fees and costs, including but not limited to the arbitrators' fees relative to the arbitration process must be advanced prior to the selection of the arbitration panel and shall be borne equally by all parties. (e) The decision of the arbitrators shall be final, and judgment may be entered on it in accordance with applicable law.

27. NOTICES: All notices to the tenant shall be deemed served upon mailing by first class mail, addressed to the tenant, at the subject premises or upon personal delivery to the premises whether or not TENANT is actually present at the time of said delivery. All notices to the LANDLORD shall be served by mailing first class mail or by personal delivery to the manager's apartment or to:

8721 Santa Monica Blvd. #42 Los Angeles, CA 90069
Office: (310) 892-4724 – Fax: (310) 777-8322

28. PERSONAL PROPERTY OF TENANT: Once TENANT vacates the premises, all personal property left in the unit shall be stored by the LANDLORD for 18 days. If within that time period, TENANT does not claim said property, LANDLORD may dispose of said items in any manner LANDLORD chooses. No further notice need be served by the LANDLORD.

29. ADDITIONAL TERMS: All items owed under this lease, except the security deposit, shall be deemed additional rent. It shall be considered a substantial breach of this lease agreement if the TENANT violates any term of this lease agreement. If the premises are subject to a law which requires the LANDLORD to pay interest on a security deposit, then an additional fee will be owed by the TENANT representing a management fee. This fee shall be a sum equal to 4% of the security deposit or the amount of interest required to be paid by the LANDLORD, whichever is less. This fee is due on a yearly basis. Tampering or disconnecting the smoke or carbon dioxide detector is a non curable breach.

30. APPLICATION: All statements in TENANT'S application must be true or this will constitute a non-curable material breach of this lease. TENANT must complete an updated application, including a census as to the occupants in the unit, upon 7-days written request of the LANDLORD.

31. LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead is harmful to young children and pregnant women. Before renting pre-1978 housing, LANDLORDS must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. TENANTS must also receive a federally approved pamphlet on lead poisoning prevention.

TENANT'S Initials: _____ TENANT'S Initials: _____ TENANT'S Initials: _____ TENANT'S Initials: _____
CO-SIGNER'S Initials: _____ CO-SIGNER'S Initials: _____ CO-SIGNER'S Initials: _____

LANDLORDS DISCLOSURE

LANDLORD has no knowledge of lead-based paint and/or lead-based paint hazards in the premises. LANDLORD has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the premises.

TENANTS ACKNOWLEDGEMENT

TENANT has received the pamphlet Protect Your Family From Lead In Your Home. TENANT agrees to promptly notify LANDLORD in writing of any deteriorated and/or peeling paint.

32. ENTIRE AGREEMENT: The foregoing agreement, including any attachments incorporated by reference, constitute the entire agreement between the parties and supersedes any oral or written representations or agreements that may have been made by either party. Further, TENANT represents that TENANT has relied solely on TENANT'S judgment in entering into this agreement. TENANT acknowledges having been advised to consult with independent legal counsel before entering into this Agreement and has decided to waive such representation and advice. TENANT acknowledges that TENANT has read and understood this agreement and has furnished a duplicate original.

33. ADDITIONAL TERMS: X (See attachment) Note attachment must be signed by all parties to be valid.

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 maintenance 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.

TENANT(S) agree to carry Renters Insurance in accordance with paragraph 17.

TENANT

CO-SIGNER

DATE

TENANT

CO-SIGNER

TENANT

CO-SIGNER

TENANT

LANDLORD/AGENT

No representation is made as to the legal validity of adequacy of this agreement. If you desire, consult with an attorney.

TENANT'S Initials: _____ TENANT'S Initials: _____ TENANT'S Initials: _____ TENANT'S Initials: _____

CO-SIGNER'S Initials: _____ CO-SIGNER'S Initials: _____ CO-SIGNER'S Initials: _____



Additional Terms Incorporated to Lease Agreement:

33. LOCKOUT FEE: A \$50 fee will be charged in order for management to provide access. This service is only available during business hours and is dependent on employee availability. This service is not guaranteed. Tenant may need to hire a locksmith at their own expense.

34. KEY REPLACEMENTS: There will be a \$15 fee for management to issue tenant another key to their unit. There will be a \$25 fee for a mailbox key replacement.

35. PARKING GATE CLICKER: There will be a \$50 fee to replace each clicker.

36. AC & FAN REMOTE: There will be a \$125 fee to replace each AC remote & \$80 for each fan remote.

37. REFRIGERATOR & AC FILTERS: Tenant is responsible to replace the filter at their own cost.

38. INSTRUMENTS: The practice of musical instruments of any kind is forbidden on the premises.

39. BREACH OF LEASE TERM: Minimum of \$1,000.00 lease break fee.

40. NO SMOKING POLICY: These premises are deemed to be a "No Smoking" property. Smoking of any kind is prohibited in your unit or in the common areas of the property. Tenant shall inform Tenant's guests of the no-smoking policy and shall be responsible to control this from happening. Landlord's adoption of a smoke free living environment, and the efforts to designate the rental complex as smoke-free, do not make the Landlord, or any of its managing agents, responsible for any health issue that might arise due to smoking on the premises.

TENANT

CO-SIGNER

DATE

TENANT

CO-SIGNER

TENANT

CO-SIGNER

TENANT

LANDLORD/AGENT



**Additional Terms Incorporated to Lease Agreement:
Roommate Removal Addendum**

If any tenant wishes to vacate and be removed from the lease, the remaining tenants must re-apply individually, qualify on their own, and, if approved, sign a new lease along with a roommate addendum. Alternatively, the remaining tenants may find a replacement roommate. If approved, a new 1-year lease must be signed by the remaining tenants and the new roommate. If any roommate wishes to vacate prior to the lease end date, a minimum of a \$500 lease break fee shall be applied.

TENANT

CO-SIGNER

DATE

TENANT

CO-SIGNER

TENANT

LANDLORD/AGENT

TENANT



Additional Terms: Move In Special

This is an Addendum that becomes part of the rental agreement between the Owner and the Resident.

Address:

Tenant is to receive _____ to _____ rent free as part of signing a one year lease agreement.

(Check if Applicable) ____ A prorated share of rent in the sum of \$ _____ is being paid to cover the period from _____ to _____.

Any free rent concession based on a fixed term lease becomes due in full in the event of a lease break prior to the expiration of the lease or upon receiving two 3-Day Notices for violating the lease terms.

TENANT

CO-SIGNER

DATE

TENANT

CO-SIGNER

TENANT

CO-SIGNER

TENANT

LANDLORD/AGENT



Additional Terms: Move In Special

This is an Addendum that becomes part of the rental agreement between the Owner and the Resident.

Address:

Tenant is to receive _____ to _____ and _____ to _____ rent free as part of signing a one year lease agreement.

(Check if Applicable) _____ A prorated share of rent in the sum of \$ _____ is being paid to cover the period from _____ to _____.

(Check if Applicable) _____ A prorated share of rent in the sum of \$ _____ is being paid to cover the period from _____ to _____.

Any free rent concession based on a fixed term lease becomes due in full in the event of a lease break prior to the expiration of the lease or upon receiving two 3-Day Notices for violating the lease terms.

TENANT

CO-SIGNER

DATE

TENANT

CO-SIGNER

TENANT

CO-SIGNER

TENANT

LANDLORD/AGENT



Additional Terms: Water Filters, Parking Clickers & AC/Fan Remotes

This is an Addendum that becomes part of the rental agreement between the Owner and the Resident.

Address:

- Tenant's signature below indicate that Tenant received ____ refrigerator water filter.
*** Tenant is responsible to replace the water filter at their own cost moving forward. ***
- Tenant's signature below indicate that Tenant received ____ parking gate clicker(s).
*** There will be a \$50 fee to replace each clicker ***
- Tenant's signature below indicate that Tenant(s) received ____ AC remotes.
*** There will be a \$125 fee to replace each remote ***
- Tenant's signature below indicate that Tenant(s) received ____ fan remotes.
*** There will be an \$80 fee to replace each remote ***

TENANT

CO-SIGNER

DATE

TENANT

CO-SIGNER

TENANT

CO-SIGNER

TENANT

LANDLORD/AGENT



www.aagla.org

House Rules OBLIGATIONS OF A RESIDENT RULES AND REGULATIONS Addendum to Lease & Rental Agreement

YOUR APARTMENT IS YOUR HOME AND THE BUILDING OR COURTYARD IS THE COMMUNITY YOU SHARE WITH OTHER RESIDENTS. THESE RULES ARE NOT INTENDED TO BE RESTRICTIVE, BUT ARE DESIGNED TO HELP CREATE A BETTER, MORE PLEASANT AND SAFER PLACE TO LIVE. A FRIENDLY COOPERATIVE SPIRIT WILL BE TO THE BENEFIT OF ALL, AND THE MANAGEMENT SOLICITS YOUR HELP IN ATTAINING THESE GOALS!

1. Rent is payable in advance on or before the due date. Consult your rental agreement or lease concerning late payment penalties.
2. Management is not responsible for fire damage or theft of personal property including jewelry, money, apparel, or other items in said premises, including storage areas, carports, and garages.
3. The number of persons who shall occupy an apartment is set forth in the rental contract. No exceptions.
4. No unnecessary noise or loud talking is allowed at any time. All television sets, radios, stereos, etc. are to be played at moderate volume as not to disturb other residents between the hours of 10:00 PM – 8:00 AM.
5. Instructions for operating all appliances are in the apartment or available from the manager. These conveniences including garbage disposal and dishwasher, are to be operated only in accordance with factory recommendations. Washer and dryer operating instructions are posted in the laundry room. Be certain you understand them.
6. No alterations, painting or hanging pictures or other items on walls may be done without prior consent in writing from the owner or manager. Drapes, carpets and furniture must be given good care and be free of spots, burns or other damage. Read the covenants in your rental agreement or lease covering these items. The resident will be responsible and required to pay for all damage beyond normal wear and tear. No barbeque may be used in or about the unit or balcony.
7. Cost of repairs to or stoppage of waste pipes or drains, water pipes, plumbing fixtures or overflow therefrom caused by negligent or improper usage or the introduction of foreign articles or materials into the system will be the responsibility of an must be paid by the resident.
8. No rugs, towels, articles of clothing or other such items are to be draped over the rails of balconies, and no mops or rugs are to be shaken from same or through window openings.
9. State law prohibits the use or storage of gasoline, cleaning solvents or other combustibles in an apartment.
10. Residents are responsible for the conduct of their guests and the adherence to these rules at all times. Residents and guests must be orderly, and intoxication, disorderly conduct, objectionable language or other disturbance by residents or visitors shall be cause for eviction. A house guests is defined as anyone who stays up to 14 days, unless further extension is given by owner in writing.

11. No trash or other material may be accumulated that will create a hazard or be in violation of any health, fire or safety ordinance or regulation. Apartment must be kept clean and sanitary and free from objectionable odors.
12. Each resident shall use only the parking space assigned to him. Failure to do so will be construed as illegal parking and such vehicles may be towed away at the resident's expense. Vehicles must be in running condition, and extensive mechanical repairs are not to be performed on the premises.
13. No personal belongings, including bicycles, equipment or other items may be placed in halls, stairways or about the building except in storage areas where allowed.
14. Grills of any type pose an extreme safety hazard and are STRICTLY PROHIBITED. If we find a grill on the premises, it will be removed automatically, without notice, and all costs associated with its disposal shall be charged to the Resident.
15. In event of emergency or good reason to believe such may exist, owner reserves the right to enter the premises during resident's absence without prior permission.

TENANT

CO-SIGNER

DATE

TENANT

CO-SIGNER

TENANT

CO-SIGNER

TENANT

LANDLORD/AGENT

Moisture and Mold Addendum

The Moisture and Mold Addendum is attached to, and incorporated into, the Lease Agreement. In consideration of the mutual covenants set forth in the Lease and below, and other good and valuable consideration, Landlord and Tenant agree as follows:

1. Mold is found virtually everywhere in our environment – both indoor and outdoor and in both new and old structures. When moisture is present, mold can grow. Therefore, the best way to avoid problems related to mold is to prevent moisture buildup in the apartment. This is particularly important in certain more humid climates and, as a general matter, in any climate during those times of the year when outdoor temperatures and humidity levels are high. Because mold occurs naturally and can grow almost anywhere, LANDLORD cannot guarantee TENANT that the apartment is, or ever will be, a “mold-free environment”. There is much a TENANT can and should do within the apartment to reduce the possibility of mold growth, including the following:
 - When doors and windows are closed, keep the air conditioning on “Auto” or “On” at all times. When doors or windows are open, turn the air conditioner “Off”. To the extent possible, keep windows and doors closed in damp or rainy weather conditions to avoid moisture entering the apartment. Maintain a general temperature of 68° F to 73° F in the winter and 72° F to 76° F in the summer. Do not block or cover any heating/ventilation/air-conditioning diffusers, grilles and/or thermostats with furniture, wall hangings, etc.
 - Wipe down and dry countertops, windows, windowsills, and air conditioning grilles when moisture condenses on these surfaces. Do not over-water houseplants and clean up spills immediately. All potted plants must have a secondary container under the primary container to collect water.
 - Use the exhaust fan when bathing/showering and, if applicable, keep the shower curtain inside the tub and/or fully close the shower door. When finished bathing/showering, leave the bathroom door open, and allow the exhaust fan to run, until all moisture on the mirrors, bathroom walls and tile surfaces has evaporated. Hang up towels and bathmats to dry completely.
 - Dry any excess moisture on bath/shower and sink fixtures. Periodically clean and dry the walls around the bathtub and shower using a household cleaner.
 - Use the kitchen exhaust fan when cooking on the stovetop, particularly when boiling water or other liquids.
 - Dry any condensation that gathers in the laundry closet. Use the dryer to dry most laundry. Use drying racks in well-ventilated areas and, if possible, use a fan to circulate the air. Ensure that the dryer vent is properly connected and clear of any obstructions. Clean the dryer lint filter after every use.
2. TENANT acknowledges and agrees that if TENANT fails to take steps necessary to prevent or reduce moisture from building up in the apartment or fails to maintain the apartment in a clean condition, TENANT will be creating an environment that could result in mold growth. TENANT agrees to notify LANDLORD immediately of any sign of a water leak, excessive or persistent moisture or any condensation sources in the apartment or in any storage room or garage leased to TENANT, any stains, discoloration, mold growth or musty odor in any of such areas, any malfunction of the heating or air-conditioning system, or any cracked or broken windows.

TENANT ACKNOWLEDGES AND AGREES THAT LANDLORD WILL NOT BE RESPONSIBLE FOR DAMAGES OR LOSSES DUE TO MOLD GROWTH TO THE EXTENT SUCH CONDITIONS HAVE RESULTED FROM THE ACTS OR OMISSIONS OF TENANT, OR IF TENANT HAS FAILED TO IMMEDIATELY NOTIFY LANDLORD OF ANY OF THE CONDITIONS DESCRIBED IN THIS ADDENDUM, AND TENANT WILL REIMBURSE LANDLORD FOR ANY DAMAGE TO THE APARTMENT RESULTING FROM TENANT'S ACTS OR OMISSIONS OR FROM TENANT'S FAILURE TO NOTIFY LANDLORD OF SUCH CONDITIONS.

TENANT agrees to cooperate fully with LANDLORD in LANDLORD's efforts to investigate and correct any conditions that could result in, or have resulted in, mold growth, including, without limitation, upon LANDLORD's request, vacating the apartment for such time as necessary to allow for any investigation and corrective action deemed necessary by LANDLORD.

3. TENANT warrants that TENANT has reviewed and understands its obligations under this ADDENDUM.
4. In the event of a conflict between the terms of the Lease and this Addendum, the terms of this Addendum shall control.
5. I have been supplied with the attached "**Tips to Avoid Moisture and Mold Problems**"

_____ TENANT	_____ CO-SIGNER	_____ DATE
_____ TENANT	_____ CO-SIGNER	
_____ TENANT	_____ CO-SIGNER	
_____ TENANT	_____ LANDLORD/AGENT	

Tips to Avoid Moisture and Mold Problems

As part of the Landlord's commitment to provide a well-maintained premise, we need your assistance to eliminate conditions in your apartment that may lead to water infiltration, excess humidity, and/or moisture buildup.

When moisture is present in any home, mold may grow and accumulate. Because mold cannot grow without a moisture source, following these simple steps may minimize moisture buildup in your apartment and discourage the growth of mold.

Please contact the Landlord IMMEDIATELY to report:

1. Any water leak, flooding or persistent excessive moisture in your apartment, storage room, garage or any common area.
2. Any stains, discoloration, mold growth or musty odor.
3. Any malfunction of your kitchen or bathroom exhaust vents or heating or air conditioning system, including excess condensation, ineffective air circulation, abnormal odors, or other abnormal conditions.
4. Any cracked or broken window. Properly ventilate and de-humidify your apartment home.
5. When doors and windows are closed, keep your air-conditioning on "Auto" or "On" at all times. Turning the system "Off" when doors and windows are closed can, under circumstances, result in humid conditions that can lead to mold growth.
6. When doors or windows are open, turn your air conditioner "Off". Leaving your air conditioner "On" with doors or windows open can lead to mold growth. Note that in heating season, when the outside air is often somewhat less humid in some parts of the country, windows may be partially open for ventilation with the furnace in the "On" position.
7. To the extent possible, keep windows and doors closed in damp or rainy weather conditions to avoid moisture entering the apartment.
8. Maintain a general temperature of 68° F to 73° F in the winter and 72° F to 76° F in the summer.
9. Do not block or cover any heating/ventilation/air-conditioning diffusers, grilles and/or thermostats with furniture, wall hangings, etc.
10. Excessive use of a humidifier can contribute to conditions favorable for moisture build-up and mold growth. Maintain a clean environment in your apartment home:
11. Regularly vacuum and clean your apartment using household cleaners.
12. Follow your community's guidelines on house pets and clean up pet accidents immediately and thoroughly.
13. Wipe down and dry countertops, windows, windowsills, and air conditioning grilles when moisture condenses on these surfaces.
14. Do not over-water houseplants and clean up spills immediately. All potted plans must have a secondary container under the primary container to collect water.

Prevent Moisture Buildup in your Bathroom

15. Use the exhaust fan when bathing/showering and keep the shower curtain inside the tub and/or fully close the shower door.
16. When finished bathing/showering, leave the bathroom door open, and allow the exhaust fan to run, until all moisture on the mirrors, bathroom walls and tile surfaces has evaporated.
17. Hang up towels and bath mats to dry completely.
18. Periodically clean and dry the walls around the bathtub and shower using a household cleaner.
19. Dry any excess moisture on bath/shower and sink fixtures. Prevent moisture buildup in your laundry closet if you have a washer/dryer.
20. Call the Landlord to report condensation in the washer and dryer closet. Dry any condensation that does gather.
21. Use your dryer to dry the bulk of your laundry. While a small rack may be used for delicate clothing articles, extensive use of drying racks can create humidity that may lead to moisture problems. Use drying racks in well-ventilated areas and, if possible, use a fan to circulate the air.
22. Ensure that your dryer vent is properly connected and clear of any obstructions.
23. Clean the lint filter after every use.
24. Prevent moisture buildup in your kitchen. Use the kitchen exhaust fan when cooking on the stovetop, particularly when boiling water or other liquids.
25. Dispose of food-related wastes and other moist or damp garbage as quickly as possible. Prevent moisture buildup in your closets.
26. Do not overfill closets or storage areas with clothes or other soft goods.
27. Do not allow damp or moist stacks of clothes or other cloth material to lie in piles.
28. Leave your closet doors ajar during the summer months.
29. Dry wet shoes, coats, clothes and umbrellas before storing.

Bed Bug Addendum

This Bed Bug Agreement is an addendum and part of the rental agreement dated _____ between _____ hereby known as Owner/Agent and _____ hereby known as Resident(s) for the premises located at _____ unit number # _____ the city of **Los Angeles, CA**.

- Residents acknowledge that the Owner/Agent has inspected the unit and is aware of no bedbug infestation.
- Residents claim that all furnishings and personal properties that will be moved into the premises are free of bedbugs.

_____ (Resident Initials) _____ (Resident Initials) _____ (Resident Initials) _____ (Resident Initials)
_____ (Co-Signer Initials) _____ (Co-Signer Initials) _____ (Co-Signer Initials)

Resident(s) hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities:

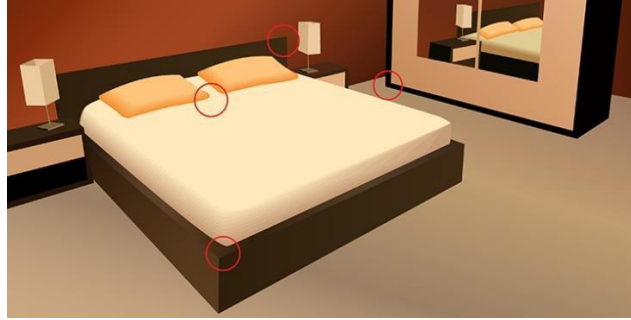
1. Check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bedbugs before re-entering your apartment. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit, inspect beds, bedding and upholstered furniture for signs of bedbug infestation.
2. Resident shall report any problems immediately to Owner/Agent. Even a few bed bugs can rapidly multiply to create a major infestation that can spread to other units.
3. Resident shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional may be called in to eradicate the problem. Your unit must be properly prepared for treatment. Resident must comply with recommendations and request from the pest control specialist prior to professional treatment including but not limited to:
 - Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners.
 - Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
 - Empty dressers, night stands and closets. Vacuum all furniture including inside drawers and nightstands. Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discarding of properly.
 - Wash all machine-washable bedding, drapes, and clothing etc on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the items are infested with bedbugs. Discard any items that cannot be decontaminated.
 - Move furniture toward the center of the room so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

4. Resident agrees to indemnify and hold the Owner/Agent harmless from any actions, claims, losses, damages and expenses that Owner/Agent may incur as a result of the negligence of the Resident(s) or any guest occupying or using the premises.
5. It is acknowledge that the Owner/Agent shall not be liable for any loss of personal property to the Resident, as a result of an infestation of bedbugs. Resident agrees to have personal property insurance to cover such losses.

By signing below, the undersigned Resident(s) agree to acknowledge having read and understood this addendum.

_____	_____	_____
TENANT	CO-SIGNER	DATE
_____	_____	
TENANT	CO-SIGNER	
_____	_____	
TENANT	CO-SIGNER	
_____	_____	
TENANT	LANDLORD/AGENT	

Bed Bug Disclosure



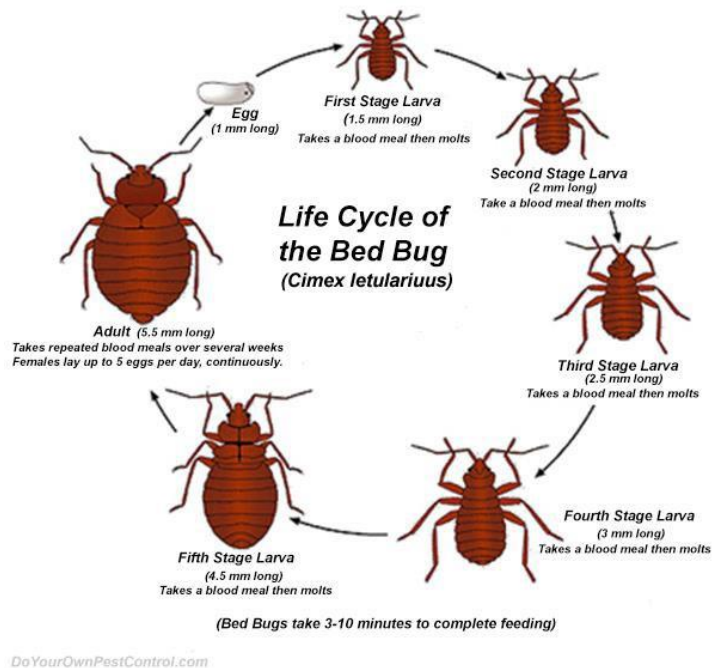
*Bed Bugs are generally more resistant than other insects to insecticidal sprays and other control measures. Therefore, early detection, reporting, and cooperation with inspections and treatments are important to prevent and eradicate bedbug infestation.

Under state law, tenants must cooperate with the landlord and their agents with inspections to facilitate the detection and treatment of bedbugs, including providing requested information that is necessary to facilitate the detection and treatment of bedbugs to the pest control operator.

Tenants must also cooperate with pest control operators by reducing clutter, washing clothes, or performing other activities.

A basic understanding of bedbugs is important to preventing or treating infestation:

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 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.

Importance of Cooperation for Prevention and Treatment: To prevent and treat bed bug infestations, it is important for owner(s) and tenant(s) to work together.

Procedure to Report Suspected Infestations: If you suspect that your unit has a bed bug problem, promptly provide the rental property owner with a written notice containing the following information:

- 1) Description of what was discovered
- 2) date/time infestation was discovered
- 3) Location of infestation
- 4) Name, unit number, and contact information.

You may contact the landlord at:

8721 Santa Monica Blvd. #42 Los Angeles, CA 90069

Office: (310) 892-4724 – Fax: (310) 777-8322

For more information about bed bugs, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.



PET AGREEMENT

LANDLORD: _____

TENANT: _____

PREMISES: _____

PET KIND: _____ PET KIND: _____

BREED: _____ BREED: _____

WEIGHT: _____ WEIGHT: _____

COLOR: _____ COLOR: _____

NAME: _____ NAME: _____

Service Animal/Emotional Support Animal? _____ Service Animal/Emotional Support Animal? _____

Tenant, in consideration of this agreement which is incorporated into the rental agreement, shall abide by the following terms, each of which is material:

- 1. Pet(s) allowed:** The only pet(s) which the tenant shall keep on the premises are described above.
- 2. Repair and/or Replacement:** Tenant shall either, at the sole election of the landlord, repair in a workmanlike manner or reimburse the landlord for the costs of said repair, upon a demand contained in a three day notice to perform or quit, any damages to the premises or its furnishings and improvements, caused by the pet(s).
- 3. Dogs:** Dogs must be neutered. Dogs must be leashed, at all times, outside the premises. Dogs shall not be allowed to defecate on or about the premises. Any such defecation must be immediately removed and either wrapped or bagged. Unwrapped defecation shall not be placed in any trash container. Dogs must not bark or howl or in any way become a nuisance or threat to the other tenants of the premises. Dogs shall be kept free of fleas and tenant is responsible for the costs of any and all flea infestation treatment which may be required, at the sole discretion of the landlord. Tenant represents that their dog(s) is/are housebroken.
- 4. Cats:** Cats must be neutered. Cats must be kept inside the premises at all times unless the premises is a single family dwelling. A litter box must be maintained inside the premises and it must be kept clean. Litter must be bagged before being placed into trash. Cats shall be kept free of fleas and tenant is responsible for the costs of any and all flea infestation treatment which may be required, at the sole discretion of the landlord.
- 5. Feeding:** No pet may be fed outside the dwelling unit except if the unit is a single family dwelling, or fed over any uncovered carpeting.
- 6. Laws and ordinances:** Tenant shall obey all pertinent laws and ordinances.
- 7. Fish:** Aquariums shall not exceed 10 gallons capacity.

8. **Birds/Hamsters/Cavies/Mice/Snakes/Lizards:** Shall be kept caged at all times.
9. **Breach of Covenant:** The breach of any covenant of this agreement, following the service of a three day notice to perform or quit on the tenant, shall be deemed a material breach of the rental agreement and will entitle the landlord to restitution of the premises, and such other damages as may be recoverable pursuant to the terms of the rental agreement.
10. **Unattended Pet:** No pet shall be left unattended for more than twenty-four hours. When tenant is on vacation or away from the premises for more than twenty-four hours, the pet must be taken to a pet care facility. Strangers to the tenancy shall not be allowed to enter the premises to care for the pet.
11. **Abandonment of Pet:** Any pet left at the premises following either voluntary vacation by the tenant or lockout pursuant to court order shall be deemed abandoned. The landlord has no responsibility for the care, feeding, and maintenance of the pet, and may immediately turn the pet over to any local animal control authority.
12. **Complete Agreement:** This is the complete agreement between the parties concerning pet(s).
13. **Modification of Agreement:** This agreement may only be modified by an agreement in writing signed by both parties.
14. **Waiver:** The acceptance of rent by the landlord from the tenant after a breach or purported breach of this agreement, shall not be considered a waiver of any covenant herein.
15. **Indemnity and Hold Harmless:** The tenant shall indemnify the landlord and hold the landlord harmless from any and all damages, inconveniences, and nuisance which may be caused by the pet, and will reimburse landlord for all expenses occasioned thereby.
16. **Liability:** Insurance covering injuries or damages caused by Renter's pet(s), with a minimum limit per incident as specified by Owner, showing Owner as an additional insured, shall be purchased by Renter and kept in effect during the tenancy on owner's demand.

_____ TENANT	_____ CO-SIGNER	_____ DATE
_____ TENANT	_____ CO-SIGNER	
_____ TENANT	_____ CO-SIGNER	
_____ TENANT	_____ LANDLORD/AGENT	

RENTERS INSURANCE ADDENDUM

This agreement is an addendum and part of the rental agreement dated _____ between _____ hereby known as Owner/Agent and _____ hereby known as Resident(s) for the premises located at _____ unit number # _____ the city of **Los Angeles, CA.**

Resident is required to maintain renters insurance throughout the duration of the tenancy that includes:

1. Coverage of at least \$10,000.00 in personal liability (bodily injury and property damage) for each occurrence;
2. The premises listed above must be listed as the location of resident insured;
3. Owner is listed as a Certificate Holder.
4. Notification that the carrier must provide 30 days' notice of cancellation, non-renewal, or material change in coverage, to the Owner/Agent.

Resident must provide proof of such insurance to the Owner/Agent within 2 weeks of the inception of the tenancy. Failure to comply with this requirement is a material violation of the Rental/Lease Agreement.

Insurance Facts for Residents

1. Generally, except under special circumstances, the OWNER IS NOT legally responsible for loss to the resident's personal property, possessions or personal liability, and OWNER'S INSURANCE WILL NOT COVER such losses or damages.
2. If damages or injury to owner's property is caused by resident, resident's guest(s) or child (children), the owner's insurance company may have the right to attempt to recover from the resident(s) payments made under the owner's policy.
3. Following is a non-inclusive list of examples of possible costly misfortunes that, except for special circumstances, you could be held legally responsible for:
 - a. Your babysitter injures herself in your unit.
 - b. Your defective electrical extension cord starts a fire which causes damage to the building and your personal property and or the personal property of others.
 - c. A friend, or your handyman, is injured while helping you slide out your refrigerator so you can clean behind it.
 - d. While fixing your television set, a handyman hired by you is injured when he slips on the floor you have just waxed.
 - e. Your locked car is broken into and your personal property, and that of a friend, is stolen.
 - f. A burglar breaks your front door lock and steals your valuables or personal property.
4. The cost is reasonable considering the peace of mind, the protection, and the financial recovery of loss that you get if you are adequately protected by insurance.

If you desire to protect yourself and your property against loss, damage, or liability, the owner strongly recommends you consult with your insurance agent and obtain appropriate coverage for fire, theft, liability, workers' compensation and other perils.

TENANT

CO-SIGNER

DATE

TENANT

CO-SIGNER

TENANT

CO-SIGNER

TENANT

LANDLORD/AGENT



Greetings!

Welcome to our building. It is a pleasure to have you join our community. Below is some very important information you will need pertaining the building and management.

Please call our office at **(310) 892-4724** if you have any maintenance requests, rent concerns or questions.

You may also submit your request in writing to the address below and it will be scheduled upon receipt.

All rent payments must be made payable to:

All payments and correspondence should be addressed to:

8721 Santa Monica Blvd #42
Los Angeles, CA 90069

Also, please be advised our leasing agents do not handle rent payments or maintenance concerns.

Please call the utility companies that are applicable to your unit and turn on services under your name:

LADWP (water and power): 1-800-342-5397

L.A. Sanitation (individual trash bins): 1-800-773-2489

SoCal Gas (gas): 1-877-238-0092

Spectrum (telephone, internet, and cable television): 1-855-243-8892

We look forward to your tenancy.

Enjoy your day!

Samsa Management



Dear Resident,

On behalf of _____, we are pleased to offer a web-based information center for our residents. This website will allow you to:

- View your payment and billing transactions
- Make secure online rent payments
- Confirm and update your information such as phone, email and car information
- Submit a request for apartment maintenance

You can create your "user account" by simply visiting our website and clicking on ***Register Now***.

www.samsamanagement.com

You will need the following information to complete your account activation:

Registration Code: _____

We hope you enjoy these new, fast and easy features to make life more convenient!

Warm Regards,

c/o Samsa Management



Dear Resident,

On behalf of _____, we are pleased to offer a web-based information center for our residents. This website will allow you to:

- View your payment and billing transactions
- Make secure online rent payments
- Confirm and update your information such as phone, email and car information
- Submit a request for apartment maintenance

You can create your "user account" by simply visiting our website and clicking on ***Register Now***.

www.samsamanagement.com

You will need the following information to complete your account activation:

Registration Code: _____

We hope you enjoy these new, fast and easy features to make life more convenient!

Warm Regards,

c/o Samsa Management



Dear Resident,

On behalf of _____, we are pleased to offer a web-based information center for our residents. This website will allow you to:

- View your payment and billing transactions
- Make secure online rent payments
- Confirm and update your information such as phone, email and car information
- Submit a request for apartment maintenance

You can create your "user account" by simply visiting our website and clicking on ***Register Now***.

www.samsamanagement.com

You will need the following information to complete your account activation:

Registration Code: _____

We hope you enjoy these new, fast and easy features to make life more convenient!

Warm Regards,

c/o Samsa Management



Dear Resident,

On behalf of _____, we are pleased to offer a web-based information center for our residents. This website will allow you to:

- View your payment and billing transactions
- Make secure online rent payments
- Confirm and update your information such as phone, email and car information
- Submit a request for apartment maintenance

You can create your "user account" by simply visiting our website and clicking on ***Register Now***.

www.samsamanagement.com

You will need the following information to complete your account activation:

Registration Code: _____

We hope you enjoy these new, fast and easy features to make life more convenient!

Warm Regards,

c/o Samsa Management



Dear Resident,

On behalf of _____, we are pleased to offer a web-based information center for our residents. This website will allow you to:

- View your payment and billing transactions
- Make secure online rent payments
- Confirm and update your information such as phone, email and car information
- Submit a request for apartment maintenance

You can create your "user account" by simply visiting our website and clicking on ***Register Now***.

www.samsamanagement.com

You will need the following information to complete your account activation:

Registration Code: _____

We hope you enjoy these new, fast and easy features to make life more convenient!

Warm Regards,

c/o Samsa Management



Dear Resident,

On behalf of _____, we are pleased to offer a web-based information center for our residents. This website will allow you to:

- View your payment and billing transactions
- Make secure online rent payments
- Confirm and update your information such as phone, email and car information
- Submit a request for apartment maintenance

You can create your "user account" by simply visiting our website and clicking on ***Register Now***.

www.samsamanagement.com

You will need the following information to complete your account activation:

Registration Code: _____

We hope you enjoy these new, fast and easy features to make life more convenient!

Warm Regards,

c/o Samsa Management



Dear Resident,

On behalf of _____, we are pleased to offer a web-based information center for our residents. This website will allow you to:

- View your payment and billing transactions
- Make secure online rent payments
- Confirm and update your information such as phone, email and car information
- Submit a request for apartment maintenance

You can create your "user account" by simply visiting our website and clicking on ***Register Now***.

www.samsamanagement.com

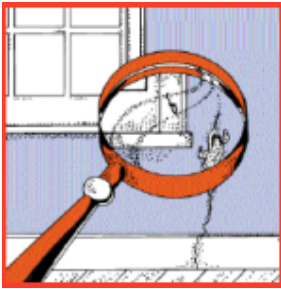
You will need the following information to complete your account activation:

Registration Code: _____

We hope you enjoy these new, fast and easy features to make life more convenient!

Warm Regards,

c/o Samsa Management



Protect Your Family From Lead In Your Home



United States Environmental Protection Agency



United States Consumer Product Safety Commission



United States Department of Housing and Urban Development

Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.



OWNERS, BUYERS, and RENTERS are encouraged to check for lead (see page 6) before renting, buying, or renovating pre-1978 housing.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:



LANDLORDS have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.



SELLERS have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure form about lead-based paint. Buyers have up to 10 days to check for lead.



RENOVATORS disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

IMPORTANT!

Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

- FACT:** Lead exposure can harm young children and babies even before they are born.
- FACT:** Even children who seem healthy can have high levels of lead in their bodies.
- FACT:** People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- FACT:** People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.
- FACT:** Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

Lead Gets in the Body in Many Ways

Childhood lead poisoning remains a major environmental health problem in the U.S.

People can get lead in their body if they:

- Breathe in lead dust (especially during renovations that disturb painted surfaces).
- Put their hands or other objects covered with lead dust in their mouths.
- Eat paint chips or soil that contains lead.

Even children who appear healthy can have dangerous levels of lead in their bodies.

Lead is even more dangerous to children under the age of 6:

- At this age children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Lead is also dangerous to women of childbearing age:

- Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.

Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

In children, lead can cause:

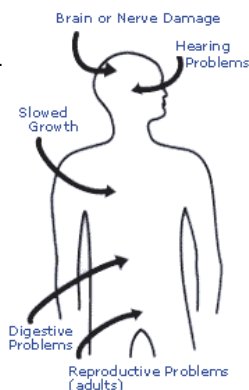
- Nervous system and kidney damage.
- Learning disabilities, attention deficit disorder, and decreased intelligence.
- Speech, language, and behavior problems.
- Poor muscle coordination.
- Decreased muscle and bone growth.
- Hearing damage.

While low-lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults too.

In adults, lead can cause

- Increased chance of illness during pregnancy.
- Harm to a fetus, including brain damage or death.
- Fertility problems (in men and women).
- High blood pressure.
- Digestive problems.
- Nerve disorders.
- Memory and concentration problems.
- Muscle and joint pain.



Lead affects the body in many ways.

Where Lead-Based Paint Is Found

In general, the older your home, the more likely it has lead-based paint.

Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- In homes in the city, country, or suburbs.
- In apartments, single-family homes, and both private and public housing.
- Inside and outside of the house.
- In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

Checking Your Family for Lead

Get your children and home tested if you think your home has high levels of lead.

To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- Children at ages 1 and 2.
- Children or other family members who have been exposed to high levels of lead.
- Children who should be tested under your state or local health screening plan.

Your doctor can explain what the test results mean and if more testing will be needed.

Identifying Lead Hazards

Lead-based paint is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged) is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- Windows and window sills.
- Doors and door frames.
- Stairs, railings, banisters, and porches.

Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors.
- 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills.

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following two federal standards have been set for lead hazards in residential soil:

- 400 parts per million (ppm) and higher in play areas or bare soil.
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

Checking Your Home for Lead

Just knowing that a home has lead-based paint may not tell you if there is a hazard.

You can get your home tested for lead in several different ways:

- A **paint inspection** tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
- A combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.

Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.

- Visual inspection of paint condition and location.
- A portable x-ray fluorescence (XRF) machine.
- Lab tests of paint, dust, and soil samples.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

Home test kits for lead are available, but studies suggest that they are not always accurate.

Consumers should not rely on these tests before doing renovations or to assure safety.



What You Can Do Now To Protect Your Family

If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Clean up paint chips immediately.
- Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.
- Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.
- Wash children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces.
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron and calcium, such as spinach and dairy products. Children with good diets absorb less lead.



Reducing Lead Hazards In The Home

Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

Always use a professional who is trained to remove lead hazards safely.



In addition to day-to-day cleaning and good nutrition:

- You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will need ongoing attention.
- To **permanently** remove lead hazards, you must hire a certified lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors;
- 250 $\mu\text{g}/\text{ft}^2$ for interior window sills; and
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

Remodeling or Renovating a Home With Lead-Based Paint

Take precautions before your contractor or you begin remodeling or renovations that disturb painted surfaces (such as scraping off paint or tearing out walls):

- **Have the area tested for lead-based paint.**
- **Do not use a belt-sander, propane torch, heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined in the section labeled "What you can do now to protect your family."



If not conducted properly, certain types of renovations can release lead from paint and dust into the air.



Other Sources of Lead



While paint, dust, and soil are the most common lead hazards, other lead sources also exist.



- **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:
 - Use only cold water for drinking and cooking.
 - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- Old painted **toys** and **furniture**.
- Food and liquids stored in **lead crystal** or **lead-glazed pottery** or **porcelain**.
- **Lead smelters** or other industries that release lead into the air.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.
- **Folk remedies** that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.

For More Information

The National Lead Information Center

Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit www.epa.gov/lead and www.hud.gov/offices/lead/.

EPA's Safe Drinking Water Hot-line

Call **1-800-426-4791** for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hot-line

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772** or visit CPSC's Web site at: www.cpsc.gov.

Health and Environmental Agencies

Some cities and states have their own rules for lead-based paint activities. Check with your state agency to see if state or local laws apply to you. Most state agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for state and local contacts on the Internet at www.epa.gov/lead or contact the National Lead Information Center at **1-800-424-LEAD**.

For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** to access any of the phone numbers in this brochure.



EPA Regional Offices

Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

EPA Regional Offices

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)
Regional Lead Contact
U.S. EPA Region 1
Suite 1 100 (CPT)
One Congress Street
Boston, MA 02114-2023
1 (888) 372-7341

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)
Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-7577

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)
Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 209, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 7 (Iowa, Kansas, Missouri, Nebraska)
Regional Lead Contact
U.S. EPA Region 7 (ARTD-RALI)
901 N. 5th Street
Kansas City, KS 66101
(913) 551-7020

Region 3 (Delaware, Washington DC, Maryland, Pennsylvania, Virginia, West Virginia)
Regional Lead Contact
U.S. EPA Region 3 (3WC33)
1650 Arch Street
Philadelphia, PA 19103
(215) 814-5000

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)
Regional Lead Contact
U.S. EPA Region 8
999 18th Street, Suite 500
Denver, CO 80202-2466
(303) 312-6021

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)
Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 9 (Arizona, California, Hawaii, Nevada)
Regional Lead Contact
U.S. Region 9
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4164

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)
Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-6003

Region 10 (Idaho, Oregon, Washington, Alaska)
Regional Lead Contact
U.S. EPA Region 10
Toxics Section WCM-128
1200 Sixth Avenue
Seattle, WA 98101-1128
(206) 553-1985

CPSC Regional Offices

Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

Eastern Regional Center
Consumer Product Safety Commission
201 Varick Street, Room 903
New York, NY 10014
(212) 620-4120

Western Regional Central
Consumer Product Safety Commission
1301 Clay Street, Suite 610-N
Oakland, CA 94612
(510) 637-4050

Central Regional Center
Consumer Product Safety Commission
230 South Dearborn Street, Room 2944
Chicago, IL 60604
(312) 353-8260

HUD Lead Office

Please contact HUD's Office of Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

U.S. Department of Housing and Urban Development
Office of Healthy Homes and Lead Hazard Control
451 Seventh Street, SW, P-3206
Washington, DC 20410
(202) 755-1785

Simple Steps To Protect Your Family From Lead Hazards

If you think your home has high levels of lead:

- Get your young children tested for lead, even if they seem healthy.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods.
- Get your home checked for lead hazards.
- Regularly clean floors, window sills, and other surfaces.
- Wipe soil off shoes before entering house.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- Don't use a belt-sander, propane torch, heat gun, dry scraper, or dry sandpaper on painted surfaces that may contain lead.
- Don't try to remove lead-based paint yourself.

This document is in the public domain. It may be reproduced by an individual or organization without permission. Information provided in this booklet is based upon current scientific and technical understanding of the issues presented and is reflective of the jurisdictional boundaries established by the statutes governing the co-authoring agencies. Following the advice given will not necessarily provide complete protection in all situations or against all health hazards that can be caused by lead exposure.

U.S. EPA Washington DC 20460
U.S. CPSC Washington DC 20207
U.S. HUD Washington DC 20410

EPA747-K-99-001
June 2003



Information on Dampness and Mold for Renters in California

Main points:

- Living in damp or moldy buildings increases the chances of respiratory problems like asthma.
- The critical warning signs are visible mold, water damage, damp materials, or mold smell.
- Dampness is needed for mold to grow, so if you control the dampness, you control the mold.
- Dampness or mold indoors may make housing substandard, per the California Health & Safety Code.



Beginning January 1, 2022, residential landlords shall provide this booklet to prospective residential tenants prior to entering the rental or lease agreement, in accordance with the 2001 Toxic Mold Protection Act (HSC #26148). This booklet, which explains the potential health risks and health impacts that may result from exposure to mold, was produced by the California Department of Public Health (CDPH) in 2020, in both English and Spanish versions.

Health Problems from Damp or Moldy Buildings

Living or working in damp or moldy buildings increases the risk of many harmful health problems, including:

- asthma attacks in people who already have asthma
- a new asthma diagnosis
- respiratory infections, such as bronchitis
- breathing symptoms, such as hay fever, sneezing, stuffy nose, sore throat, wheezing, breathing difficulty, or cough
- eczema or skin rash

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

Signs of Dampness or Mold

Signs of dampness or mold that may cause health problems include:

- **visible mold** (regardless of color), such as on walls or ceilings, behind furniture or appliances, under carpets, or even hidden in areas not seen in the occupied areas of homes
- **mold odor**, noticed as an earthy, musty, or moldy smell
- **visible water damage**, such as water-stains or discoloration on walls or ceilings, peeling or bubbled paint, warped floors, or rotting wood
- **damp or moist materials**, including condensation on windows or walls

Any one of these signs indicates increased risks to health, and the more that any of them are present, the greater the risk of health problems. Tests that identify the types of mold or the amounts of mold in buildings are not useful in telling us about the health risks. This is *why CDPH does not recommend testing for mold, such as measuring mold spores in the air.*



Causes of Building Dampness that Can Allow Mold to Grow

The dampness that is necessary for indoor mold to grow can come from either inside or outside a building.

Indoor sources include:

- leaking or burst water pipes, for instance under sinks inside walls
- not enough venting to the outside by open windows or exhaust fans in places where water is used or moisture is produced (for example, bathrooms, laundry areas, kitchens, and water heaters)
- condensation (water droplets) on cold surfaces, including windows

Outdoor sources include:

- water coming in through leaky roofs or poorly-sealed windows, or from flooding
- damp, exposed dirt in crawl spaces
- outdoor surfaces that slope and drain water toward a building, including from a downspout



Fixing Dampness and Mold Problems

The California Health & Safety Code (HSC §17920.3) says that when dampness or visible mold (or certain other conditions) in a home is a hazard to the health of occupants, the home is *substandard* and the property owner must fix the conditions. The Code excludes mold that is “minor and found on surfaces that accumulate moisture as part of their properly functioning and intended use.”

CDPH recommends fixing dampness and mold problems as follows:

- identifying and correcting the source of any water that may allow mold to grow
- rapid drying or removal of damp materials
- cleaning or removing mold and moldy materials as rapidly and safely as possible

Note: if a moldy area is simply bleached, cleaned, or painted over—without fixing the source of the dampness—the mold is likely to grow again.

Renters in California

The California Health & Safety Code requires property owners to provide a rental unit that is safe and healthy for the people living in it. Prospective renters should look for obvious conditions that show dampness or mold, and also less obvious signs like water leaks under the kitchen and bathroom sinks or moldy odor in a sealed-up home. Also look for conditions likely to cause future problems, like a bathroom that has no working vent fan or no window that opens, or a clothes dryer without an outside vent.

For renters who suspect there is dampness or mold:

1. Tell the property owner or manager. Early detection and correction of the dampness and mold problems can reduce the risks to your health and prevent the problem from getting worse.
2. If your property owner will not respond to your concerns in a reasonable amount of time, contact your local (city or county) code enforcement agency and ask for a code enforcement officer to inspect for violations. Many dampness or mold problems in rental homes are the responsibility of the property owner and must be addressed by them. However, a code enforcement officer may determine that dampness or mold in a building results from a tenant's actions or inactions – for instance, not using available bathroom ventilation during showers.
3. If the local inspector determines there is a violation, they can require the property owner to correct the problem.

Additional Resources

For general information on dampness and mold and a list of local code enforcement agencies, with a focus on dampness and mold, see www.cdph.ca.gov/iaq/mold. To see an animated video series, Mold in the Home, visit www.cdph.ca.gov/mold.

Property owners must provide a rental unit that is safe and healthy for the people living in it.

Tenants must notify property owners of any dampness or mold problems.

CITY OF LOS ANGELES

RENTER PROTECTIONS NOTICE

This notice is provided in compliance with Ordinance No.187737, that requires landlords of residential properties to provide a summary of renters' rights for tenancies that commenced or were renewed on or after January 27, 2023. This notice must also be posted in an accessible common area of the property. For more information, visit housing.lacity.org or call **(866) 557-7368 (RENT)**.

RENTER PROTECTIONS APPLY TO ALL RESIDENTIAL RENTAL UNITS IN THE CITY OF LOS ANGELES

AT-FAULT EVICTIONS

- Effective January 27, 2023, all renters in the City of Los Angeles have eviction protections, which means that landlords must provide a legal reason for eviction. Under the Just Cause Ordinance (JCO), tenants in rental units not subject to the City's Rent Stabilization Ordinance (RSO) are protected at the end of their first lease, or 6 months after the commencement of their initial lease, whichever comes first.
- Allowable eviction reasons for cause include nonpayment of rent; violation of a lease/rental agreement; causing or permitting a nuisance; using the unit for an illegal purpose such as drugs & gangs; failure to renew a similar lease; denial of access into the rental unit; being an unapproved subtenant at the end of the tenancy; and failure to comply with an approved Tenant Habitability Plan [THP] (applies only to RSO units).

NO-FAULT EVICTIONS

- No-fault eviction reasons include: for occupancy by the owner, family member or a resident manager; compliance with a government order; demolition or permanent removal from the rental housing market; or to convert the property to affordable housing.
- Landlords are required to submit a Declaration of Intent to Evict to LAHD for all no-fault evictions for all rental units, submit required fees, and pay the tenant relocation assistance.

RELOCATION ASSISTANCE

- Relocation Assistance is required for tenant no-fault evictions for all residential units.
- Relocation assistance for tenants who rent a Single Family Dwelling (SFD) is one month's rent if the landlord is a natural person who owns no more than 4 residential units and a SFD on a separate lot.
- A landlord can deduct a tenant's unpaid rental debt from the relocation assistance payment.

Relocation Assistance from July 1, 2024 through June 30, 2025					
Tenant Type	Tenants with Less Than 3 Years	Tenants with 3 or More Years	Income Below 80% of Area Median Income (Regardless of Length of Tenancy)	Mom & Pop Amount (Only for Landlord, Family, Resident Manager Occupancy)	Single Family Dwelling owned by natural persons
Eligible Tenant	\$10,300	\$13,500	\$13,500	\$9,900	One month's rent
Qualified Tenant	\$21,750	\$25,700	\$25,700	\$19,950	

RENT INCREASES UNDER THE RSO

- RSO rent increases were prohibited from March 2020 to January 2023. No banking or retroactive rent increases are allowed.
- RSO rent increases are permitted once every 12 months.
- Allowable RSO rent increases:

Effective Date	% Allowed
3/30/2020 – 1/31/2024	0%
2/1/2024 – 6/30/2024	4%
7/1/2024 – 6/30/2025	4%

- An additional 1% for gas and 1% for electric service can be added if the landlord provides the service to the tenant.
- Landlords must provide an advance 30-day written notice for all rent increases of less than 10%.

RENT INCREASES UNDER THE STATE LAW

Some non-RSO rental units are subject to State law AB1482, which applies to properties built more than 15 years ago (before 2009).

- Effective August 1, 2023 to July 31, 2024, the maximum allowable increase is 8.8%
- Effective August 1, 2024 to July 31, 2025, the maximum allowable increase is 8.9%

STATE LAW EVICTION PROTECTION (CONSUMER DEBT)

- Tenants cannot be evicted for non-payment of rent if they did the following:
Provided the landlord with a COVID-19 Related Declaration of Financial Distress within 15 days of the rent due date, for rent owed from March 1, 2020 through August 31, 2020. This rent is Consumer Debt for which the tenant cannot be evicted.
- Provided the landlord with a COVID-19 Related Declaration of Financial Distress within 15 days of the rent due date, for rent owed from September 1, 2020 through September 30, 2021, AND paid 25% of their rent. This rent is Consumer Debt for which the tenant cannot be evicted.
- Tenants that followed the steps above cannot be evicted; however, a landlord can recover the rental debt in small claims court.

TENANT ANTI-HARRASMENT ORDINANCE

- Protects all residential tenants from harassment by landlords. Harassment occurs when a landlord creates an unbearable situation to the point that the tenant does not feel comfortable or safe remaining in the unit. For more information or to file a complaint, visit housing.lacity.org/residents/tenant-anti-harassment/

CITY OF LOS ANGELES EVICTION DEFENSE PROGRAM

If you're at risk of being evicted, there is help available. If you receive LA Superior Court Documents (SUMMONS & COMPLAINT – UNLAWFUL DETAINER [UD]) **you must respond to the Court within 5 days.**

Contact stayhousedla.org or call 888-694-0040

NOTICE TO TERMINATE TENANCY (EVICTION FILING)

- Effective January, 27, 2023, any written notice terminating a tenancy must be filed with LAHD within three (3) business days of service on the tenant per Los Angeles Municipal Code 151.09.C.9 & 165.05.B.5. All no-fault evictions can be filed at: <https://housing.lacity.org/eviction-notice>.
- A tenant can raise an affirmative defense in an eviction for failure to provide a copy of the eviction notice to LAHD.
- To look up records for a property, visit lahd.service-now.com/plu

ECONOMIC DISPLACEMENT (MORE THAN 10% RENT INCREASE)

Effective March 27, 2023, tenants who receive a rent increase of more than 10% within 12 months and are unable to afford the rent increase have the option to receive relocation assistance to move out of their rental unit instead. The relocation amount is based on the bedroom size of the rental unit. Relocation assistance for tenants who rent a Single Family Dwelling (SFD) is one month's rent if the landlord is a natural person who owns no more than 4 residential units and a SFD on a separate lot.

- A landlord can deduct a tenant's unpaid rental debt from the relocation assistance payment.

ECONOMIC DISPLACEMENT RELOCATION ASSISTANCE PER BEDROOM SIZE						
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Single Family Dwelling owned by natural persons
FY 2024	\$1,777	\$2,006	\$2,544	\$3,263	\$3,600	One month's rent
Relocation Amount	\$5,331	\$6,018	\$7,632	\$9,789	\$10,800	
Moving Costs	\$1,411	\$1,411	\$1,411	\$1,411	\$1,411	
Total Relo \$	\$6,742	\$7,429	\$9,043	\$11,200	\$12,211	
Effective October 2023 - September 2024						

EVICTIONS FOR NON-PAYMENT OF RENT

Effective March, 27, 2023, landlords may not evict a tenant who falls behind on rent unless the tenant owes an amount higher than the Fair Market Rent (FMR). The FMR depends on the bedroom size of the rental unit. For example, if a tenant rents a 1-bedroom unit and the rent is \$1,500, the landlord cannot evict the tenant since the rent owed is less than the FMR for a 1-bedroom unit.

ECONOMIC THRESHOLD FAIR MARKET RENT PER BEDROOM SIZE					
Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2024	\$1,777	\$2,006	\$2,544	\$3,263	\$3,600
Effective October 2023 - September 2024					



This is a summary of the Renter Protections of the City of Los Angeles. Please visit our website at housing.lacity.org for the most up to date information and complete details of the Renter Protections.

Need Help, call LAHD (866) 557-RENT [7368]

Monday-Friday 9:00 am - 4:00 pm

File a complaint online at housing.lacity.org/File-a-Complaint

Have a question? Ask LAHD @ housing.lacity.org/ask-housing