

## RENTAL AGREEMENT AND DEPOSIT RECEIPT

RECEIVED FROM \_\_\_\_\_, hereafter referred to as Tenant or Resident, the sum of \$(\_\_\_\_\_ ) \_\_\_\_\_ dollars as evidenced by:  Money order;  Cashier's check as a deposit which upon acceptance of this rental agreement by the Owner or Landlord, of the premises, hereinafter referred to as Owner, shall apply said deposit as follows:

Rent Prorated as: \$ _____ per mo/ 30days per mo.= _____ per day	PAYABLE PRIOR TO OCCUPANCY	DUE ____/____/____	DUE ____/____/____
Rent for the period from: / / to / /		\$	\$
Other Rent: : <input type="checkbox"/> Garage <input type="checkbox"/> Parking <input type="checkbox"/> Storage			
Last month's rent: <i>No last month's rent</i>	- 0 -	\$ -0-	\$ -0-
Security deposit ( <b>Cannot be used for last months rent</b> )		\$	\$
Key deposit		\$	\$
Cleaning charge: <i>No cleaning charge</i>	- 0 -	\$ -0-	\$ -0-
Other: <input type="checkbox"/> Pet deposit; <input type="checkbox"/> Waterbed deposit		\$	\$
<b>TOTAL</b>		\$	\$

1. POSSESSION: In the event that this agreement is not accepted by the Owner or the authorized Agent within three (3) days, the total deposit shall be refunded. If OWNER is unable to deliver possession to the RESIDENT on the agreed date, because of the loss or destruction of the Apartment or because failure of the prior RESIDENT to vacate or for any other reason, the RESIDENT and/or OWNER may immediately cancel and terminate this agreement upon written notice to the party at their last known address, whereupon neither party shall have liability to the other, and any sums paid under this Agreement shall be refunded in full. If neither party cancels, this Agreement shall be pro-rated and begin on the date of actual possession.

2. PREMISES: Tenant hereby offers to rent from the Owner the premises situated in the City of \_\_\_\_\_, County of \_\_\_\_\_, State of California described as Apartment # \_\_\_\_\_, CA. Zip: \_\_\_\_\_ upon the following TERMS and CONDITIONS:

3. TERM: The term hereof shall commence on \_\_\_\_/\_\_\_\_/\_\_\_\_ and run for a period of a six month lease for a **total rent due** of \$ \_\_\_\_\_ ending on midnight on last day of the month of \_\_\_\_\_; \_\_\_\_\_ and thereafter continuing on a month-to-month basis until either party shall terminate the same by giving the other party 60 days prior notice delivered by regular mail, postage prepaid.

4. RENT: (A). Premises- Rent shall be \$ \_\_\_\_\_ from \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_, payable monthly at \$ \_\_\_\_\_ per month, payable in advance by money order or cashier's check only (**no personal checks**), only upon the **FIRST (1<sup>st</sup>) day** of each calendar month to the Owner, or the authorized Agent, at the following address: \_\_\_\_\_ or at such place as may be designated by the Owner from time to time.

5. LATE CHARGE: Tenant acknowledges that late payment of rent or issuance of a non-sufficient funds ("NSF") payment may cause Landlord to incur costs and expenses, the exact amounts of which are extremely difficult and impractical to determine. These costs may include, but are not limited to, processing, enforcement and accounting expenses, and late charges imposed on Landlord. If any installment of rent due from Tenant is not received or postmarked by the FIRST (1<sup>st</sup>) of the calendar month in which the rent is due, Tenant shall pay to Landlord, an additional sum of \$25.00 as Late Charge, not to exceed 6% of the monthly rent as shall be assessed for rent postmarked or received after the 1<sup>st</sup> of the month, and deemed additional rent.

Landlord and Tenant agree that these charges represent a fair and reasonable estimate of the costs Landlord may incur by reason of Tenant's late payment. Any Late Charge due shall be paid with the current installment of rent. Landlord's acceptance of any Late Charge shall not constitute a waiver as to any default of Tenant. Landlord's right to collect a Late Charge shall not be deemed an extension of the date rent is due or prevent Landlord from exercising any other rights and remedies under this Agreement, and as provided by law.

In the event rent is not paid within five (5) days after due date, Tenant acknowledges that Owner may use tenant's security deposit to retain an attorney of Owner's choice to begin the process of EVICTION as specified.

6. SECURITY DEPOSIT: The security deposit shall not exceed two times the monthly rent for unfurnished or three times the monthly rent for furnished rental units. The total of the above deposits shall be refunded to RESIDENT within 21 days after the premises have been completely vacated less any amount necessary to pay OWNER: a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) costs for repair of damages to premises including common areas not including ordinary wear and tear, e) late fees accumulated as per the rental agreement, if any, and f) any other amount legally allowable under the terms of this agreement. A written accounting of said charges shall be mailed to RESIDENT'S last know address within 21 days of move-out. If deposits do not cover such costs and damages, the RESIDENT shall immediately pay said additional costs for damages to OWNER. During the term of tenancy. RESIDENT agrees to increase the deposit upon 60 days written notice by an amount equal to any future increases in rent and/or an amount necessary to cover the cost of rectifying any damage or expense for which RESIDENT is responsible

The security deposit, set forth above, if any, shall be to secure the performance of Tenant's obligations. Owner may, but shall not be obligated to, apply all or portions of said deposit on account of Tenant's obligations. Any balance remaining upon termination shall be returned to Tenant. **Tenant shall not have the right to apply the Security Deposit in payment of the last month's rent.** The balance of all deposits shall be refunded as prescribed by law from the date possession is delivered to Owner or the Authorized Agent, together with a statement showing any charges made against such deposits. Owner and Tenant specifically agree that no interest will accrue nor be paid on any tenant funds unless required by law, and both parties agree and authorize that any tenant funds may be used to: (1) Replace or repair any personal or real property or appurtenances for the premises; (2) Clean or repair damages not caused by owner or ordinary wear; (3) Retain legal expenses connected with Tenant; (4) Pay the cost of inventory, storage, hauling, dump fees and labor for Tenant's real or personal property; (5) Pay any late fees, bank charges, default in rent for dwelling, storage or parking, or other sums due.

7. OCCUPANTS: Guest(s) staying over 14 days cumulative or longer during any 12-month period, without the OWNER'S written consent, shall be considered a breach of the agreement. RESIDENT shall pay additional rent at the rate of \$100.00 per month or 50% (or the amount allowed under rent control) of the current monthly rent; whichever amount is greater, for the period of time that each additional guest in excess of the above named shall occupy the premises. Acceptance of additional rent or approval of guest shall not waive any requirement of this agreement or convert the status of any guest into a RESIDENT. Occupancy by guests or invitees staying over 14 days will be considered to be in violation of this provision. Only the following persons shall be allowed to occupy said premises:

Name	Age	Name	Age	Name	Age	Name	Age

MULTIPLE OCCUPANCY: It is expressly understood that this agreement is between the Owner and each signatory of Tenant(s) individually and severally. In the event of default by any one signatory, each and every remaining signatory shall be responsible for timely payment of rent and all other provisions of this agreement.

8. USE: Tenant shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises. No business shall be run on the premises. The unit on the premises is intended for use as a single family, personal residence rental unit and for no other purpose.

9. PETS: No animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or be brought on the premises without the prior written consent of the Owner. Only the following pet is allowed on the premises:  None, or  Name: \_\_\_\_\_ Age: \_\_\_\_\_. Because subsequent tenants may have allergies relating to a pet, and due to the high likelihood of fleas associated with pets, Tenant agrees that the cost to professionally clean carpets and de-flea premises may be deducted from the security deposit. As a residence, no kennel activities such as boarding, breeding or training are allowed on any part of the premises. Tenant shall be responsible for any "mess," barking, bite or similar activity caused by any pet they allow on the premises. Tenant is required to sign a separate pet agreement.

10. UTILITIES: (A) Tenant shall be responsible for the payment of the following utilities and services:  None;  T.V/Cable;  Phone;  Trash;  Sewer;  Water;  Gas;  Electric; (B) The owner will be responsible for the payment of:  None  Water;  Trash;  Sewer;  Gas;  Electric;  TV/Cable/Dish-;  Gardener;  Cleaning.

RESIDENT may not repair, or paint in this parking space or at any other common areas on the premises. (RESIDENT may not assign, sublet, or allow RESIDENTS guest(s) to use this or any parking space). RESIDENT is responsible for oil leaks and other vehicle discharges for which RESIDENT shall be charged for cleaning if deemed necessary by OWNER. Only vehicles that are operational may park in their assigned space. Additional, if owner pays for water, then resident may not wash vehicles on the premises.

11. PARKING (check one):

- a. Parking is permitted as follows: \_\_\_\_\_. The right to parking  is,  is not, included in the rent charged. If not included in the rent, the parking rental fee shall be an additional \$ \_\_\_\_\_ per month. Parking space(s) are to be used for parking operable motor vehicles, except for trailers, boats, campers, buses or trucks (other than pick up trucks.) Tenant shall park in assigned space(s) only. Parking space(s) are to be kept clean. Vehicles leaking oil, gas or other motor vehicle fluids shall not be parked on the Premises. Mechanical work or storage of inoperable vehicles is not allowed in parking space(s) or elsewhere on the Premises, OR
- b. Parking is provided on the premises :  inside premises  outside premises  one car garage  two car garage  other: \_\_\_\_\_. No vehicle is to be parked on the premises outside the garage. No storage of personal property is allowed inside the garage. NO flammable or perishable goods are to be stored inside the garage. Tenant is to comply with any and all insurance company requirements pertaining to parking, garage(s) storage and/or vehicles. Failure to comply constitutes grounds for EVICTION, OR
- c. Parking is not permitted on the Premises.

12. STORAGE (Check one)  a. Storage is permitted as follows \_\_\_\_\_. The right to a storage space  is,  is not, included in the rent charged pursuant to paragraph 3. If not included in rent, storage space shall be an additional \$ \_\_\_\_\_ per month. Tenant shall store only personal property that Tenant owns, and shall not store property that is claimed by another or in which another has any right, title, or interest. Tenant shall not store any improperly packaged food or perishable goods, flammable materials, explosives, or other inherently dangerous materials.

OR  b. Storage is not permitted on the Premises outside the rental unit for any item(s).

13. FURNISHINGS: No liquid-filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later RESIDENT may possess a waterbed if he maintains waterbed insurance valued at \$100,000.00 or more. RESIDENT must furnish OWNER with proof of said insurance. RESIDENT must also comply with Civil Code Section 1940.5. Resident shall not keep on premises a receptacle containing more than ten gallons of liquid, highly combustible materials or other items which may cause a hazard or affect insurance rates such as, musical instrument, item(s) of unusual weight or dimension, RESIDENT also agrees to carry insurance deemed appropriate by OWNER to cover possible losses caused by using said items, naming Landlord as additional, Co-Payee insured.

14. INSURANCE: RESIDENT acknowledges that OWNER'S insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall OWNER be held liable for such losses. RESIDENT IS HEREBY ADVISED TO OBTAIN HIS OWN INSURANCE POLICY TO COVER ANY PERSONAL LOSSES. This does not waive OWNER'S duty to prevent personal injury or property damage where that duty is imposed by law.

15. INDEMNIFICATION: Owner shall not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the premises, or any part thereof, or in common areas thereof, unless such damages is the proximate result of the negligence or unlawful act of Owner, his Agents, or their employees or contractors. Tenant agrees to hold Owner harmless from any claims for damages no matter how caused, except for injury or damages for which Owner is legally responsible. Owner shall NOT be responsible for any theft, earthquake or fire or any claim to or on Tenants personal property and possessions for which the Tenant agrees to assume all insurance and responsibility and liability. Tenant expressly absolves Owner and his Agent of any and all liability for damages caused by leakage from breaking pipes or other causes. Tenant agrees that Tenant is responsible to maintain contents insurance coverage for Tenant's own property.

16. DESTRUCTION OF PREMISES: If the premises become totally or partially destroyed during the term of this Agreement so that RESIDENTS use is seriously impaired, RESIDENT or OWNER may terminate this Agreement immediately upon three-day written notice to the other.

17. CONDITION OF PREMISES: RESIDENT acknowledges that he has examined the premises and that said premises, all furnishings, fixtures, furniture, plumbing, heating, electrical facilities, all items listed on the attached inventory sheet, if any, and/or all other items provided by OWNER are all clean, and in good satisfactory condition except as may be indicated elsewhere in this Agreement. RESIDENT agrees to keep the premises and all items in good order and condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by RESIDENT, his guests and/or invitees, except as provided by law. At the termination of this Agreement, all of the above-enumerated items in this provision are to be returned to OWNER in clean and good condition except for reasonable wear and tear; the premises shall be free of all personal property; trash not belonging to OWNER. It is agreed that all dirt, holes, tears, burns, or stains of any size or amount in the carpets, drapes, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear.

18. MAINTENANCE, REPAIRS OR ALTERATIONS: Tenant acknowledges that the premises are in good order and repair, unless otherwise indicated on the original "Walk-thru/Move-in Condition" form, which is part of this agreement. Tenant shall be deemed to have possession of all said furniture and furnishings in good condition and repair unless an objection is received in writing within five days after possession of the premises or property. Tenant shall, at his own expense, and at all times, maintain the premises in a clean and sanitary manner including all equipment, appliances, furniture, furnishings therein, rug shampoo at least once annually, clean the windows, and shall surrender the same, at termination hereof, in as good condition as received, less normal wear and tear. Tenant shall be responsible for damages caused by his negligence and that of his family or invitees and guests. Should an appliance cease to function properly (dishwasher, stove, etc.), Tenant agrees Owner may discard the item at no expense to the Tenant, and Tenant agrees that the rent shall not be reduced due to the negligible benefit of the item, and Owner is under no obligation to furnish any replacement. Tenant nor anyone instructed by tenant, shall not paint, paper or otherwise redecorate or make alterations to the premises without the prior written consent of the Owner. RESIDENT shall not paint, wallpaper, alter or redecorate, change or install locks, install antenna or other equipment, screws, fastening devices, excessively large nails, or adhesive materials, place signs, displays or other exhibits, on or in any portion of the premises without the written consent of the OWNER except as may be provided by law. RESIDENT shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles as provided and shall cooperate in keeping the garbage area neat and clean. RESIDENT shall be responsible for disposing of items of such size or nature as is not normally acceptable by the garbage hauler for the building. RESIDENT shall be responsible for keeping the garbage disposal clean of chicken bones, toothpicks, match sticks, celery, pits, grease, metal vegetable ties, and all other items that may tend to cause stoppage of the mechanism. RESIDENT shall pay for the cleaning out of any plumbing fixture that may need to be cleared of stoppage and for the expense of damage caused by the stopping of waste pipes or overflow from bathtubs, washbasins, toilets, or sinks, if caused by negligence or misuse by RESIDENT or their guests or invitees.

19. GARDENER (Check one):

- (a) owner may retain a service to mow, edge or clean the premises at owner's expense, OR  
 (b) tenant shall be responsible to mow, edge and clean the premises at tenant's expense.

Tenant shall irrigate and maintain the surrounding grounds, including lawns and shrubbery, and keep the same clear of rubbish or weeds, if applicable. In the event the grounds are not maintained in a satisfactory condition and Owner, or the Agent, may give Tenant thirty (30) days written notice of this fact, Owner or the Agent may retain a gardening service, hauler or cleaner and Tenant shall be responsible for the payment of this service. This payment shall not exceed \$100.00 per month and is to be paid in addition to rent at the same time and manner as the rental payment is due. Owner, or the Agent, shall be the sole judge of whether the Tenant has maintained the premises in satisfactory condition.

20. ENTRY and INSPECTION: Tenant agrees that Owner may at any reasonable time inspect the premises and/or make required and/or necessary repairs to same. Tenant further agrees that Owner or his Agent may show the premises to prospective Tenants at anytime during the thirty (30) day period immediately preceding the end of the existing term; or, to an appraiser or lender for finance purpose; or, to prospective purchasers of the property at anytime. It is expressly understood that Owner need make no appointment with the Tenant to arrange such showing; however, no showing without appointment will be conducted before the hours of 9:00 a.m. or after the hours of 6:00 p.m. OWNER is permitted to make all alterations, repairs and maintenance that in OWNER'S judgment is necessary to perform. In addition, OWNER has the right to enter pursuant to Civil Code Section 1954. If the work performed requires that the RESIDENT temporarily vacate the unit, the RESIDENT shall vacate for this temporary period upon being served a 7-day notice by OWNER. RESIDENT agrees that in such event RESIDENT will be solely compensated by a corresponding reduction in the rent for those many days that RESIDENT was temporarily displaced. No other compensation shall be offered to the RESIDENT if the work to be performed requires the cooperation of the RESIDENT to perform certain tasks, then RESIDENT shall perform those tasks upon receiving a 24-hour written notice. (EXAMPLE: removing food items from cabinets so that the unit may be sprayed for pests.) Upon 24 hours notice, RESIDENT hereby agrees to lend OWNER the keys to the premises for the purpose of having a duplicate made for the OWNER'S use.

21. ASSIGNMENT and SUBLETTING: Tenant shall not assign this agreement or sublet any portion of the premises without prior written consent of the Owner which may not be unreasonably withheld. Tenant shall furnish Owner with thirty (30) day notice of such intent and shall furnish Owner with a credit application form furnished by owner, completed by any subsequent occupant, co-habitant, roommate, assignee or guest staying more than 14 days.

22. CHANGE OF TERMS: The terms and conditions of this agreement are subject to future change by OWNER after the expiration of the agreed lease period upon 60 days written notice setting forth such change and delivered to RESIDENT. Any changes are subject to laws in existence at the time of the Notice of Change of Terms.

23. TERMINATION: After expiration of the leasing period, this agreement is automatically renewed from month-to-month, but may be terminated by either party. The owner giving a 60 day notice or the resident giving a 60-day written notice of intention to terminate. The premises shall be considered vacated only after all areas including storage areas are clear of all RESIDENT'S belongings, and keys and other property furnished for RESIDENT'S use are returned to OWNER. Should the RESIDENT hold over beyond the termination date or fail to vacate all possessions on or before the termination date, RESIDENT shall be liable for additional rent and damages, which may include damages due to OWNER'S loss of prospective new RENTERS.

24. DEFAULT: If Tenant shall fail to pay rent when due, or perform any term hereof, after not less than three (3) days written notice of such default given in the manner required by law, the Owner, at his option, may terminate all rights of Tenant hereunder, unless Tenant, within said time, shall cure such default. If Tenant abandons or vacates the property, while in default of the payment of rent, Owner may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law. In the event the Owner reasonably believes that such abandoned property has no value, it may be discarded. All property on the premises is hereby subject to a lien in favor of Owner for the payment of all such due hereunder, to the maximum extent allowed by law. Tenant agrees that Owner may use the Security Deposit to pay for hauling away of Tenant's property

left on the premises and/or cost of off-premises storage. In the event of a default by Tenant, Owner may elect to (a) continue the agreement in effect and enforce all his rights and remedies hereunder, including the right to recover the rent as it becomes due, or (b) at anytime, terminate all of Tenant's rights hereunder and recover from Tenant all damages he may incur by reason of the breach of the agreement, including the cost of recovering the premises, and including the worth at the time of such termination, or at the time of an award.

25. ABANDONMENT: If Tenant abandons or vacates the premises, Owner or his Agent may terminate this agreement. Any absence by Tenant from the premises for any period of fourteen (14) days, or more without the prior written notice thereof to Owner shall constitute an abandonment of said premises by Tenant. Therefore, Tenant shall give written notice to Owner, together with Tenant's whereabouts for any proposed absence from premises in excess of fourteen (14) days. In the event of any abandonment by Tenant, as herein described OWNER, may remove all of Tenant's property from said premises; and Owner may store Tenant's personal property at Tenant's expense for a period not to exceed thirty (30) days, and notice thereof shall be given to Tenant at Tenant's known address, at Tenant's forwarding address, or last known employment address. California Civil Code Section 1951.2 shall govern Abandonment. If any rent has remained unpaid for 14 or more consecutive days and the OWNER has reasonable belief of abandonment of the premises, OWNER shall give 18 days written notice to RESIDENT at any place (including the rented premises) that OWNER has reason to believe RESIDENT may receive said notice of OWNER'S intention to declare the premises abandoned. RESIDENT'S failure to respond to said notice as required by law shall allow OWNER to reclaim the premises.

26. ORDINANCES and statutes: Tenant shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises. No business shall be run on the premises.

27. INDEMNIFICATION: Owner shall not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the premises, or any part thereof, or in common areas thereof, unless such damages is the proximate result of the negligence or unlawful act of Owner, his Agents, or his employees. Tenant agrees to hold Owner harmless from any claims for damages no matter how caused, except for injury or damages for which Owner is legally responsible. Tenant shall NOT be responsible for all theft, earthquake or fire or any claim to or on Tenants personal property and possessions. Tenant expressly absolves Owner and his Agent of any and all liability for damages caused by leakage from breaking pipes or other causes. Tenant agrees that Tenant will maintain contents insurance coverage for Tenant's property.

28. LEGAL ISSUES: (A) In any legal action brought by either party to enforce the terms hereof or relating to the demised premises, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fees; (B) Any notice which either party may, or is required to give, may be given by mailing the same, postage prepaid, to Tenant at the premises or to Owner at the address shown below or at such other places as may be designated by the parties from time to time; (C) Time is of the essence of this agreement.; (D) No failure of Owner to enforce any term hereof shall be deemed a waiver, nor shall any acceptance of a partial payment of rent be deemed a waiver of Owner's right to the full amount thereof. OWNER'S acceptance of rent with knowledge of any default by RESIDENT or waiver by OWNER of any breach of any term or condition of this Agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be construed as a waiver by OWNER of said term, condition, and/or right, and shall not affect the validity or enforceability of any other provision of this Agreement. (E) Nothing contained in this Agreement shall be construed as waiving any of RESIDENT'S or OWNER'S rights under the law. If any part of this Agreement shall be in conflict with the law, that part shall be void to the extent that it is in conflict, but shall not invalidate this Agreement nor shall it affect the validity or enforceability of any other provision of this Agreement. (F) The undersigned RESIDENTS are jointly and severally responsible and liable for all obligations under this agreement and shall indemnify OWNER for liability caused by the actions (omission or commission) of RESIDENTS, their guests and invitees.

29. ADDITIONAL AGREEMENT(S): The foregoing constitutes the entire agreement between the parties and may be modified only in writing and signed by both parties. The following Exhibits, if any, have been made a part of this agreement before the parties' execution hereof; and RESIDENT acknowledges receipt of the following (Check all that apply):

- None;  House Rules;  Pet agreement;  Walk thru/Move-in condition;  Waterbed agreement;  Co-Signer Agreement;  Laundry Rules  Pool Rules;  \_\_\_ Apartment Keys;  Garage Keys/Opener;  \_\_\_ Mailbox Keys;  Disclosure Agreement;  Other: \_\_\_\_\_

30. NOTICES: All notices to RESIDENT shall be served at Tenant's personal residence or place of employment. All notices to OWNER/AUTHORIZED PERSON shall be served to the Person Authorized to Manage Property, which is the Person or Entity Authorized to Receive Payment of Rent; and, the Owner of property to act for and on behalf of the owner for the purpose of service of process and for the purpose of service of process and for the purpose of receiving and receipting for all notices and demands, as indicated below.

31. ENTIRE AGREEMENT: This Agreement constitutes the entire Agreement between OWNER and RESIDENT. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

32. RECEIPT OF AGREEMENT: The undersigned RESIDENT hereby certifies that he/she is fluent in the English language and has read and completely understands this Agreement and hereby acknowledges receipt of a copy of this "Rental Agreement".

The undersigned Owner accepts this offer and hereby acknowledges a receipt of a copy hereof.

Dated: \_\_\_\_/\_\_\_\_/\_\_\_\_

Owner: \_\_\_\_\_ Dated: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Agent: \_\_\_\_\_

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

Trustee: \_\_\_\_\_

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

Dated: \_\_\_\_/\_\_\_\_/\_\_\_\_

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