

CALIFORNIA RESIDENTIAL LEASE AGREEMENT

Premises: _____ Lease Term: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name(s): _____

Tenant Address: _____

1. Lease Term

The Lease shall commence on _____ and shall continue on a month-to-month basis until terminated in accordance with this Agreement. Either party may terminate the Lease by providing written notice at least 30 days prior to the intended termination date.

2. Rent

Tenant agrees to pay monthly rent of \$_____, payable in advance on the first day of each month to Landlord at the address specified herein or at such other place as Landlord designates. Rent payments shall be made without deduction or offset.

3. Security Deposit

Tenant shall pay a security deposit in the amount of \$_____ to be held by Landlord as security for Tenant's performance of obligations under this Lease, including payment of rent and repair of damages beyond normal wear and tear. The security deposit shall be returned in accordance with California Civil Code §1950.5.

4. Use of Premises

The Premises shall be used exclusively for residential purposes and occupied only by the individuals listed as Tenants. No commercial activity or unlawful use is permitted. Tenant shall comply with all laws, ordinances, and rules applicable to the Premises.

5. Utilities and Services

Tenant shall be responsible for payment of all utilities and services supplied to the Premises, except those expressly agreed to be paid by Landlord. Tenant shall not cause any interruption or disconnection of services during the Lease term.

6. Maintenance and Repairs

Tenant shall maintain the Premises in a clean, safe, and sanitary condition and shall immediately notify Landlord of any damage or needed repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence, consistent with California Civil Code requirements.

7. Alterations

Tenant shall not make any alterations, improvements, or additions to the Premises without prior written consent of Landlord. Any approved alterations shall become the property of Landlord at the end of the Lease term unless otherwise agreed in writing.

8. Entry by Landlord

Landlord or Landlord's agents may enter the Premises during reasonable hours upon 24 hours' written notice to Tenant for purposes of inspection, repairs, or showing the property to prospective tenants or purchasers, except in cases of emergency where no notice is required.

9. Subletting and Assignment

Tenant shall not assign this Lease or sublet any portion of the Premises without prior written consent of Landlord, which shall not be unreasonably withheld. Any unauthorized assignment or subletting shall be a material breach of this Lease.

10. Default

If Tenant fails to pay rent within five (5) days of the due date, or otherwise breaches any term of this Lease, Landlord may serve Tenant with a written notice specifying the breach and applicable cure period in accordance with California law. Failure to cure may result in termination of the Lease and legal action.

11. Termination

Upon termination of the Lease, Tenant shall vacate the Premises, remove all personal property, and leave the Premises clean and in good condition, ordinary wear and tear excepted. Tenant shall return all keys and provide forwarding address for security deposit return.

12. Governing Law

This Lease shall be governed by and construed in accordance with the laws of the State of California. Any disputes arising under this Lease shall be resolved in the appropriate courts of the State of California.

13. Miscellaneous

a) This Lease constitutes the entire agreement between the parties and supersedes all prior agreements or understandings. b) No modification shall be valid unless in writing signed by both parties. c) If any provision of this Lease is invalid or unenforceable, the remainder shall remain effective. d) Waiver of any breach shall not constitute waiver of subsequent breaches. e) Notices shall be in writing and delivered in accordance with California law.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Date: _____

Date: _____

Signature: _____

Signature: _____

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