

Month-to-Month Lease Agreement — State of California

State of California

Monthly Rent: _____

Security Deposit: _____

Lease Term: Month-to-Month

Rent Due: 1st of month

PARTIES & LEASED PREMISES

This Month-to-Month Rental Agreement ("Agreement") is made and entered into on this ____ day of _____, 20__, by and between _____ ("Landlord"), and _____ ("Tenant"). Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the residential premises located at: _____ ("Premises").

TENANCY TERM & TERMINATION NOTICE

TENANCY TERM: This tenancy shall begin on a month-to-month periodic basis. Tenant may terminate this Agreement by providing at least 30 days' written notice. Landlord may terminate this Agreement by providing at least 30 days' written notice if Tenant has resided in the Premises for less than one year, or 60 days' written notice if Tenant has resided in the Premises for one year or more, pursuant to California Civil Code Section 1946.1. Eviction rules are subject to AB 1482 Just Cause regulations if applicable.

MONTHLY RENT & PAYMENT TERMS

RENT: Tenant shall pay Landlord a monthly rent of _____ in advance, on the 1st day of each month. Payment shall be made via _____. If rent is not paid in full by the due date, Tenant shall be subject to late fees in accordance with the laws of the State of California.

SECURITY DEPOSIT HELD & RETURN

SECURITY DEPOSIT: Tenant shall deposit the sum of _____ with Landlord as security for any damage caused to the Premises during the tenancy. Landlord shall hold and return the deposit in compliance with the laws of the State of California. Landlord shall return the security deposit to Tenant within 21 calendar days of vacating, including an itemized list of any deductions, pursuant to Cal. Civ. Code § 1950.5.

UTILITIES & UTILITY PAYMENTS

UTILITIES: Landlord shall pay for the following utilities: None. Tenant shall be responsible for and pay

for all other utilities, including: All other utilities.

PETS & PROPERTY POLICIES

PETS & POLICIES: No pets of any kind shall be kept on the Premises without the prior written consent of the Landlord.

PARKING: Parking space allocation is established as follows: Unassigned spaces.

GOVERNING LAW

This Agreement shall be governed by, and construed in accordance with, the laws of the State of California.

This Agreement represents the entire understanding between the parties regarding the periodic tenancy of the Premises.

STATE-REQUIRED PROVISIONS

CALIFORNIA SECURITY DEPOSIT CAP (AB 12 / CAL. CIV. CODE § 1950.5): SECURITY DEPOSIT IS STRICTLY LIMITED TO ONE (1) MONTH'S RENT FOR BOTH UNFURNISHED AND FURNISHED UNITS. FULL DEPOSIT OR ITEMIZED STATEMENT OF DEDUCTIONS WITH RECEIPTS MUST BE RETURNED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER VACATING.

CALIFORNIA MEGAN'S LAW DISCLOSURE (CAL. CIV. CODE § 2079.10A): NOTICE: PURSUANT TO SECTION 290.46 OF THE PENAL CODE, INFORMATION ABOUT SPECIFIED REGISTERED SEX OFFENDERS IS MADE AVAILABLE TO THE PUBLIC VIA THE INTERNET WEBSITE MAINTAINED BY THE DEPARTMENT OF JUSTICE AT WWW.MEGANSLAW.CA.GOV.

CALIFORNIA LEAD-BASED PAINT & HABITABILITY DISCLOSURE (42 U.S.C. § 4852D / CAL. CIV. CODE § 1941.1): HOUSING BUILT BEFORE 1978 MAY CONTAIN LEAD-BASED PAINT. LANDLORD HAS DISCLOSED ANY KNOWN LEAD-BASED PAINT HAZARDS AND PROVIDED THE FEDERALLY APPROVED LEAD HAZARD INFORMATION PAMPHLET.

CALIFORNIA 24-HOUR ENTRY NOTICE (CAL. CIV. CODE § 1954): LANDLORD MUST PROVIDE AT LEAST 24 HOURS' WRITTEN NOTICE PRIOR TO ENTRY FOR REPAIRS, INSPECTIONS, OR SHOWINGS DURING NORMAL BUSINESS HOURS.

SIGNATURES

Signature

Landlord: _____

Date: _____

Signature

Tenant: _____

Date: _____