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California Commercial Lease Agreement

This Lease Agreement made the ___ day of ___ 20___ by and between ___ [name of lessor], of ___ [street address], State of ___ [state], hereinafter referred to as "Lessor", and ___ [street address], State of ___ [state], hereinafter referred to as "Lessee", collectively referred to herein as the "Parties", agree as follows:
I. Property Description: The Lessor agrees to lease to the Lessee the following described ___ square feet (SF) of ___ [type of space] located at ___ [street address], State of California.
Additional Description:
Hereinafter known as the "Premises".
II. Length of Lease: The term of this Lease shall be for a period of ___ years) ___ month(s) commencing on the ___ day of ___ 20___ and expiring at Midnight on the ___ day of ___ 20___ ("Initial Term").
III. Base Rental Payments: The net monthly payment shall be ___ dollars (\$___) payable monthly with the first payment due upon the commencement of this Lease and each monthly installment payable thereafter on the ___ day of each calendar month. Said net monthly payment is hereinafter referred to as "Base Rent". Rent for any period during the term hereon, which is for less than 1 month shall be a pro-rata portion of the monthly rent.
IV. Use of Property: The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for the following use and purpose:
Any change in use or purpose the Premises other than as described above shall be upon prior written consent of Lessor only.

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RESIDENTIAL LEASE/RENTAL AGREEMENT

PARTIES: LANDLORD ___
TENANT(S) ___
PROPERTY ADDRESS: ___

- 1. RENTAL AMOUNT: Beginning ___ 20___ TENANT agrees to pay LANDLORD the sum of \$___ per month in advance on the ___ day of each calendar month. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location: ___. Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement.
2. TERM: The premises are leased on the following lease term: (please check one item only) ___ month-to-month (or) ___ until ___ 20___
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 left, 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 said statement and any security deposit refund to the leased premises.
4. INITIAL PAYMENT: TENANT shall pay the first month rent of \$___ and the security deposit in the amount of \$___ for a total of \$___. Said payment shall be made in the form of cash or cashier's check and is all due prior to occupancy.
5. OCCUPANTS: The premises 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 \$___ 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 any part thereof, 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: ___.
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.

Rental Agreement

MONTH-TO-MONTH

This rental agreement, dated ___ is between ___ tenant and ___ landlord, for the rental unit located at: ___

Under this rental agreement, the tenant agrees to rent the above-mentioned residence on a month-to-month basis, with a monthly rental amount of \$___. The monthly rent will be due and payable on the ___ day of each month, starting on the first day of ___ 20___. A damage deposit is required at the time of signing this rental agreement. The deposit will be placed in an escrow account. The amount of this deposit shall be \$___. If the rental unit is returned to the landlord in a clean and good condition, this deposit will be refunded to the tenant within ___ days from the date the tenant returns said keys to the landlord. The tenant or the landlord may terminate this agreement with a ___ day written notice to the other party. The attached rental policy shall be made part of this agreement and shall be binding on all parties.

The tenant acknowledges reading and understanding this agreement and the rental policy that is part of this agreement. The tenant's signature below indicates acceptance of all terms and conditions of this rental agreement and the rental policy.

____ [Landlord] _____ [Date]
____ [Tenant] _____ [Date]

Rental Agreement Template

California Roommate Agreement

On ___ 20___, we, the tenant(s) named below, signed a lease agreement for the residential property at the address listed below. By entering into this roommate agreement, we hope to ensure that rental responsibilities will be understood and shared by all roommates as described in this agreement.

This Roommate Agreement (the "Agreement") is made by and between ___ [tenant 1], ___ [tenant 2], and ___ [tenant 3], for the residential property at ___ [property address]. We are entering into this Agreement in order to identify the rights and responsibilities of each tenant during the course of the lease agreement. This Agreement runs concurrently with the lease agreement for the residential property, which is effective from ___ 20___ to ___ 20___.

I. Rental Payments: Under the terms of the lease agreement, the total rental amount for each month to the landlord is ___ dollars (\$___). Each roommate shall pay the following amount:
___ [tenant name] \$___ [amount]
___ [tenant name] \$___ [amount]
___ [tenant name] \$___ [amount]

Rent must be paid in the form of ___ [indicate form such as "cash", "check", etc.] to ___ [landlord or name of roommate responsible for payment]. The rent is due on the ___ day of each month.

II. Security Deposit Amount: The total security deposit amount that we paid the landlord for the residence as required by the lease agreement is ___ dollars (\$___), which was paid to ___ [landlord or name of roommate responsible for payment] on ___ 20___. Individually, we each paid a portion of the security deposit as follows:
___ [tenant name] \$___ [amount]
___ [tenant name] \$___ [amount]
___ [tenant name] \$___ [amount]

Each roommate will receive his/her share of the security deposit if and when the landlord returns it after the lease term ends. Any deduction(s) from the deposit by the

MONTH-TO-MONTH RESIDENTIAL RENTAL AGREEMENT

CAUTION: This is a legally binding agreement. READ IT CAREFULLY. It is intended to help promote harmony by clarifying the rights, duties, and responsibilities of property owners, managers, and renters. Additions and/or deletions may be made by having all parties initial each change; however, **IT CANNOT BE CHANGED INTO A LEASE.** Verbal agreements often lead to misunderstanding and confusion. MAKE SURE THAT ALL AGREEMENTS ARE MADE IN WRITING.

Both the Owner/Agent and the Renter(s) agree to fulfill the conditions listed below:

This Agreement is a Month-to-Month Rental Agreement and shall begin (date) _____
The OWNER/AGENT is: _____
The RENTER(S) is/are: _____
ADDRESS of the RENTAL: _____

- RENT**
Rent shall be \$_____ per month, payable in advance on the _____ day of each month. Rent of this tenancy (check each item included):

<input type="checkbox"/> Gas	<input type="checkbox"/> Garbage
<input type="checkbox"/> Electric	<input type="checkbox"/> Water
<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Range
<input type="checkbox"/> Refrigerator	<input type="checkbox"/> Washer
<input type="checkbox"/> Furnishings	<input type="checkbox"/> Dryer
<input type="checkbox"/> Cable TV	<input type="checkbox"/> Internet
<input type="checkbox"/> Other (Specify): _____	<input type="checkbox"/> Parking
- FAILURE TO PAY RENT**
If rent is not paid within five (5) days after due date, the Renter agrees to pay a charge of \$_____ (not more than one day's rent) for late rent and/or each dishonored bank check, unless waived by written agreement. If the Renter is unable to pay rent when due, the Owner has the legal right to serve notice to pay rent or vacate within three (3) days, as provided by California Code of Civil Procedure Section 1161.
- OCCUPANCY AND SUBLIETING**
A) The rental is for the residential use of the signers of this Agreement and is limited to _____ (if all) occupants.
B) The Renter(s) will not sublet, assign, share or rent space, or maintain guests beyond _____ days a month without the prior written consent of the Owner.
C) This Agreement is between the Owner/Agent and each Renter individually. IN THE EVENT OF DEFAULT BY ANY ONE SIGNER, EACH AND EVERY REMAINING SIGNER SHALL BE RESPONSIBLE FOR ALL PROVISIONS OF THIS AGREEMENT.
4. **PERMITTED ITEMS**
Renter(s) may have the following items on the property:
Animals _____
Vehicles _____
Other _____
All vehicles are to be parked in the following designated areas: _____
- DEPOSITS**
A) The Renter shall pay the Owner/Agent the following refundable security deposit: \$_____
which shall not exceed two months rent for unfurnished property and three months rent for furnished.
1. When the Renter moves out the Owner may use the deposit solely for the purpose of:
i. Repairing damages for which the Renter is responsible,
ii. Cleaning beyond normal wear and tear,
iii. Paying due and unpaid rent and/or utilities

If this agreement will operate under such conditions then, mark the checkbox "Fixed Lease." After choosing this checkbox, the statement attached to it must be supplied with the first calendar date when the Tenant may occupy the premises as well as the final calendar date of his or her occupancy. If neither Party wishes to commit to the terms of this agreement for a predetermined period of time then, continue to review the next option. The Party responsible for providing the premises to the Tenant for rent must be identified as the Property's Landlord. Optional Disclosures Asbestos Addendum - For the existence of this substance in a property. Move-In/Move-Out Inspection Checklist - To list any damage prior to move-in before the lease commencement and at it's so the parties may see any added damage/repairs to the property. The security deposit amount the Landlord may request as well as the timeline for the return are usually left up to the state where the property is located. Generally, the amount of money the Tenant will be obligated to pay the Landlord in exchange for right to occupy the premises will be due once a month. Shared Utilities (CIV § 1940.9) - If the unit has a shared electrical or gas meter, the agreement must state how the utilities shall be split between the parties. Ordinance Locations (CIV § 1940.7(b)) - The landlord of a residential dwelling unit who has actual knowledge of any former federal or state ordinance locations in the neighborhood area shall give written notice to a prospective tenant of that knowledge prior to the execution of a rental agreement. If the Landlord intends to receive the last month's rent before this lease is signed, then this option should be selected and the amount due entered. Other Terms (11) Agreement Provisions. This requirement is often engaged to protect the Landlord from a Tenant who abandons the property in mid-term or without notice. (3) Tenant Information. Pet Agreement (PDF | MS Word) - If the tenant has a pet and would like to have it on the landlord's property. Los Angeles County has deemed 5% of the monthly rent to be reasonable. Lead-Based Paint Disclosure - For any housing type built prior to 1978 to notify the habitants of the unit that the hazardous material of lead paint may exist in the under-layers of paint in their walls/ceilings. Generally, this is the day the agreement has been signed by both Landlord and Tenant. Personal Guarantee - Gets an individual's promise to pay for a written rental contract. The lessor is required to inform the tenant if the property is located in any special flood area. Many written leases will be in effect for one year or longer and carry the condition of terminating only upon a certain date. Unlawful Activities Addendum - Tenant, or their guest, may not conduct any of the activities listed in the document or else will be considered criminal and immediate removal (eviction) from the property. Additionally, the number of days notice that one Party must give the other as warning of the intention to terminate this agreement must be established. Download: Adobe PDF, MS Word, OpenDocument Rental Application Rental Application - Use to properly screen individuals before accepting for tenancy. Once the Tenant has reviewed the terms and conditions of this lease he or she will need to sign it then print his or her name. Water Submeter Addendum - Residential landlords are required in some cases to notify tenants of issues related to water submeters. If the Tenant must submit a security deposit then fill in the appropriate checkbox and report the security deposit amount the Landlord expects to receive by the time this lease is signed. (2) Landlord Identity. This lease will only go into effect after it is completed and signed by both Parties involved. A standard responsibility placed on Tenants during their lease is to obtain and maintain the utilities and services needed for day-to-day activities (i.e. electricity, waste disposal, on-site security). 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. Mold Disclosure (HSC § 26147 & 26148) - The landlord must disclose to the tenant the health risks of mold by attaching the document to the agreement. Renter's Insurance Addendum - If the landlord requires the tenant to have liability insurance. If the tenant does neither then the landlord may begin eviction proceedings. Be advised, the Landlord Address will be where the Tenant will send any legal notices concerning this lease. Flood Disclosure (PDF, MS Word, ODT) (GOV § 8589.45) - Mandatory as of July 1, 2018. Satellite Dish Addendum - All lessee's in the State of California have the right to install a satellite dish on the property if they wish as long as it conforms to all local and State laws. V. The agreement will describe the property, specify the monthly rent, and list the responsibilities of both parties. Download: Adobe PDF, MS Word (.docx), OpenDocument Standard Lease Agreement- Most common type of residential lease for an established term, usually one (1) year, and both parties are bound to the terms until its end date. Additionally, report the dollar amount that the Tenant must pay the Landlord then, the two-digit calendar day of the month when this rent payment is due. If no additional payments will be necessary, then continue to the next area. Download: Adobe PDF, MS Word (.docx), OpenDocument Rent-to-Own Lease Agreement - Traditionally a fixed-term contract with the added benefit of being able to buy the residence during a stated "option" period. Grilling Guidelines - Sets the rules for the tenant if the use of a grill is allowed. Download: Adobe PDF, MS Word (.docx), OpenDocument Room Rental (Roommate) Agreement - For a residence with more than one (1) individual seeking to separately occupy bedrooms while sharing common areas. Any deductions should be listed in an itemized statement. Returning (§ 1950.5) - Landlord shall return any and all deposits within twenty-one (21) days from the time the tenant moved out of the property. For instance, the Landlord may cover the general maintenance or landscaping of the property. For instance, some Municipalities may require disclosure attachments made for properties that required mold treatment while the federal government mandates a lead paint disclosure for properties built before 1976. Late Fees Late fees must be "reasonable" (CIV § 1671). Lease Type [Choose Option 4 Or Option 5] (4) Fixed Lease Option. When is Rent Due? If the Tenant must submit additional payments to enter this lease, then each such requirement must be documented. Download: Adobe PDF, MS Word (.docx), OpenDocument Sublease Agreement - A tenant that decides to rent space they are currently involved in a lease with the landlord. To this end, confirm that an additional fee is required by marking the checkbox next to a set of blank lines then (using the set of lines that follow the selected checkbox), define the reason for the additional payment, produce the dollar amount required of the Tenant for the newly defined payment, and dispense the due date for required for the concerned payment. However, if no other terms shall apply, leave this area blank or write in the word "None." Party Signatures (12) Landlord's Signature. Megan's Law Disclosure (PDF | MS Word | ODT) (CIV § 2079.10a) - The following statement is required to be in every residential contract written in California: "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 maintained by the Department of Justice at www.meganslaw.ca.gov. Notice that several blank areas have been placed in this section. Upon completion by the potential tenant, the landlord will be able to conduct a criminal and credit background check. Neither Party will be responsible for living up to terms not listed within or that are not legally required for the lease of this property. After signing, the tenant will be obligated to pay the first (1st) month's rent and a security deposit, if any, before access is given to the premises. Either party may cancel with 30 days' notice, if the tenancy is less than 1 year, and 60 days if the lease is more than a year. (8) Last Month's Rent. If unfurnished two (2) months' rent. (5) Month-To-Month Lease. This Party can also be a Property Owner who deals directly with Tenants or a Property Management Company that handles Landlord responsibilities. Otherwise, for example in the case of property damage, the Landlord is entitled to keep the amount needed to effect repairs caused by the Tenant that are not considered normal wear and tear. Pest Control (GOV § 1099) - If any remediation has been conducted on the property, an inspection report provided by the pest control company must be also forwarded to the tenant. If the lease term ends with no costly violations or property damage caused by the Tenant, then the Landlord will return the full security deposit amount. Carbon Monoxide Detector Compliance Form (§ 17926.1) - Landlord is required to have carbon monoxide monitors throughout all living units that have fossil-fuel-based heaters and/or appliances. Utilities (10) Utility Exceptions. In addition to the Landlord's legal name, the mailing address where this Party can be reached by the Tenant must be dispensed. penalties) or vacate the property. Therefore, the form (C.A.R. Form WSM) advises a tenant of an estimate of the billing, how the actual billing will work and what can be included in the bill, and who to contact if there are any questions, among other items. This agreement is for residential use only. Download: Adobe PDF, MS Word (.docx), OpenDocument Month-to-Month Lease Agreement (Section 1946) - Rental contract with no end date. Most commonly the damage (if any) will be reflected in the tenant's security deposit when returned by the landlord. If the Landlord will not assume payment obligations for any utility or service, then leave this article unattended or write in the word "None." For example, in quite a few Municipalities, the Landlord will be required to pay for the water a Tenant uses on the concerned premises. Commercial Lease Agreement - For the use of any business by an individual or entity with an owner of office, retail, or industrial property. Typically used when the tenant is high-risk and this form is designated for a creditable co-signer. Smoking Policy Disclosure (CIV § 1947.5) - Landlord must state if smoking is tolerated, the areas for which it is allowed including any and all common areas. If this is the case, then list every utility and service that the Landlord will pay for during the concerned tenancy. The Parties (1) Agreement Date. It should be mentioned that in many states, the number of days one Party will be expected to give the other as a warning that he or she will terminate a month-to-month lease must be compliant with current statutes of that state. III Payment Terms [Select And Complete All Applicable Payment Terms] (6) Monthly Rent Payment. This is the amount of money that the Tenant will be expected to give to the Landlord to hold during his or her tenancy. Right to Enter (Landlord)*No notice required. Resident Policies and House Rules - Sets standard rules and parameters for the tenant to follow. Rental Application - Should be used by the lessor before signing a contract to help verify that the individual applying for the space is credible. Usually, the tenant must receive written confirmation before authorizing a sub-lessee. The basics that decides to rent space they are currently involved in a lease with the landlord and Tenant participating in this lease have been completed (unless local laws place additional requirements on the leasing of this property). Both landlord and tenant will be bound to the terms of the agreement until the lease end date. Death on Premises (CIV § 1710.2) - A landlord must disclose to a prospective tenant a death that occurred in the unit if it is considered to be material, but is not required to disclose a death that occurred more than three years before the tenant offers to lease the unit, or if a previous occupant had HIV or died from AIDS-related complications. Disclosures Lead-Based Paint Disclosure - Must be attached if the housing structure was built prior to 1978. This agreement can only be entered through the signature of the two Parties involved. Download: Adobe PDF Move-in Checklist - Required in some States and use to protect the tenant's security deposit by marking down all known defects on the property at the start of the lease. Giving Notice A Right to Enter Notice must be either: Personally delivered to the tenant; Left with someone of a suitable age at the property; Left on, near, or under the usual entry door of the premises in a manner in which a reasonable person would discover the notice; or Mailing at least six days prior to an intended entry is presumed reasonable notice in the absence of evidence to the contrary. That is, both Parties (Landlord and Tenant) will allow each other to terminate the lease at any time with a predetermined number of days' notice. Source: CIV § 1954(d)(1) Guides Updated February 21, 2022A one (1) page lease agreement is made between a landlord and tenant to create a simple rental arrangement. *If you could not find your desired disclosure form check the Apartment Association of California's Index Page. CC&Rs Addendum - Acknowledgment of covenants, conditions, restrictions, and association rules and regulations. Bedbug Addendum (CIV § 1942.5(a)(1)) - The landlord acknowledges that there is prior no existence of bedbugs before move-in by the tenant in addition to the tenant confirming that their furniture does not contain the insect. Agreements that are under a year will often operate on a month-to-month basis. Rent is due on the day stated in the lease agreement (page 28, Landlord-Tenant Handbook). If this lease will be in effect on a monthly basis, then choose the checkbox "Month-To-Month Lease." This selection requires that the starting date of the lease be reported to its content. Input the document date for this agreement. Security Deposits Maximum (§ 1950.5) - If furnished three (3) months' rent. (9) Additional Requirements. If so, then the "Monthly Rent" checkbox should be selected. Download: Adobe PDF, MS Word, OpenDocument Sample - 1-Page Lease Download: Adobe PDF, MS Word, OpenDocument How to Write Download: Adobe PDF, MS Word, or OpenDocument I. A standard requirement that Landlords will set in place is the submission of a security deposit. To engage this agreement, the Landlord must sign and print his or her name to the completed document. If the tenant is late on rent, the landlord can send them a 3-day notice to quit which requires the tenant to pay the full amount due (incl. Pool & Hot Tub Addendum - For the use of a jacuzzi and/or pool on the premises. Demolition (CIV § 1940.6) - If the landlord has received any type of permit from their respective municipal office to demolish a residential unit it must be disclosed to the tenant before accepting a rental contract or deposit. Any additional paperwork or obligation considered a part of this lease (i.e. the Landlord offers a paid parking space option) should be documented in the fifth section. (7) Security Deposit Submission. In some cases, a Landlord may have special utilities and services that he or she will assume for the lease term. Every Tenant who shall pay rent in exchange for the right to access and occupy the premises through this agreement must be identified with an entry of each one's name and formal mailing address. Updated February 11, 2022A California lease agreement allows a landlord of residential or commercial property to write a legally binding rental contract with a tenant. II. The lease may be for a fixed term or a month-to-month basis with general terms such as monthly rent, start and end dates, and utility responsibilities mentioned. IV. Download: Adobe PDF, MS Word (.docx), OpenDocument Required Disclosures (12) AD 1482 Just Cause Addendum (CIV 1946.2(e)) & 1947.12(d)(5)(B)(i)) - Must be attached and signed by all tenants for landlords unless it falls into one of the following categories of exemptions: Units constructed in the last 15 years; Units restricted by a deed, regulatory restrictions, or other recorded document limiting the affordability to low or moderate-income households; Certain dormitories owned and operated by an institution of higher education or a kindergarten and grades 1 to 12; A property containing two separate dwelling units within a single structure, provided the owner occupies one of the units; and Single-family homes only if they are not owned by a real estate trust, a corporation, or an LLC with at least one corporate managing member; Units that are already subject to a local rent control ordinance. (13) Tenant's Signature.

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