

CALIFORNIA RESIDENTIAL LEASE AGREEMENT

Property Address:

Lease Term:

Landlord Information:

Full Name:

Mailing Address:

Phone/Email:

Tenant Information:

Full Name(s):

Current Address:

Phone/Email:

1. Premises and Term

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the residential premises described above (the "Premises") upon the terms and conditions contained herein. The Lease term shall commence on the agreed date and continue for the duration specified in the Lease Term section above.

2. Rent

Tenant agrees to pay to Landlord monthly rent in the amount agreed upon by the parties. Rent is due on the first day of each month at the address designated by Landlord. Late payments may incur fees as permitted by California law.

3. Security Deposit

Tenant shall deposit with Landlord the sum specified in the Lease Term as a security deposit to secure Tenant's performance of this Agreement. The security deposit will be held in accordance with California law, may not be applied to the last month's rent without Landlord's consent, and will be returned to Tenant within the timeframe required by law following termination of tenancy, less lawful deductions.

4. Use of Premises

The Premises shall be used exclusively for residential purposes by Tenant and Tenant's immediate family. Tenant shall comply with all laws, ordinances, and regulations. No unlawful activity shall be conducted on the Premises.

5. Maintenance and Repairs

Tenant shall maintain the Premises in a clean and sanitary condition and shall promptly notify Landlord of any damage or needed repairs. Landlord shall be responsible for repairs required by normal wear and tear. Tenant shall not make alterations without Landlord's prior written consent.

6. Utilities

Tenant shall be responsible for payment of all utilities and services except those listed here as Landlord's responsibility: _____ . Tenant shall pay all utility bills punctually.

7. Entry by Landlord

Landlord may enter the Premises in compliance with California law upon reasonable notice for purposes of inspection, repairs, or showing the property. In emergencies, Landlord may enter without notice.

8. Pets

No pets shall be allowed on the Premises without prior written consent of Landlord. Any permitted pets must comply with all applicable laws and regulations.

9. Subletting and Assignment

Tenant shall not assign this Agreement or sublet any part of the Premises without prior written consent of Landlord.

10. Default

If Tenant fails to perform any condition of this Agreement, including payment of rent, Landlord may exercise all remedies provided by law, including termination of tenancy and recovery of possession.

11. Hold Harmless

Tenant agrees to indemnify and hold Landlord harmless from any liabilities, damages, and claims arising from Tenant's use or occupancy of the Premises.

12. Governing Law

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

13. Entire Agreement

This Agreement contains the entire agreement of the parties and may not be changed or modified except in writing signed by both parties.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

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