

# CALIFORNIA SIMPLE RENTAL LEASE AGREEMENT

## PARTIES.

This California Lease Agreement ("Agreement") created on \_\_\_\_\_ between the **Lessor**, \_\_\_\_\_, address of \_\_\_\_\_ ("Landlord"), and **Lessee**, \_\_\_\_\_ ("Tenant"), address of \_\_\_\_\_.

## THE RENTAL PROPERTY.

Address: \_\_\_\_\_.

## TERM.

This lease term starts on \_\_\_\_\_ and ends on \_\_\_\_\_.

## COMPENSATION.

- I. **Rent:** The Tenant shall pay the monthly rent on \_\_\_\_\_ of every month in the total amount of \_\_\_\_\_ to the Landlord.
- II. **Late Fee:** No Grace Period in California. Landlord can issue a 3-day notice to quit for unpaid rent.
- III. **Security Deposits:** All deposits shall be paid by the Tenant to the Landlord on \_\_\_\_\_ in the total amount of \_\_\_\_\_.
- IV. **Maximum:** 3 months for furnished and 2 months for unfurnished units.
- V. **Returns:** The Landlord must return to the tenant within 21 days after the lease end date.
- VI. **NSF Fee:** \$25 first bounced check and \$30 per future bounced checks.

## UTILITIES.

The Tenant shall pay for all utilities and services EXCEPT for:

\_\_\_\_\_.

## RIGHTS TO ENTRY

The Landlord must give Tenant(s) a 24-hour notice prior to the entry of the rental property for any maintenance, repairs, or showings, unless it's an emergency.

## PETS.

Pets:  ALLOWED  NOT ALLOWED on the Premises.

Pet Deposit Amount: \_\_\_\_\_.

**ADDITIONAL TERMS & CONDITIONS.**

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**SIGNATURES.**

**Landlord's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Printed Name: \_\_\_\_\_

**Tenant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Printed Name: \_\_\_\_\_