



CALIFORNIA
ASSOCIATION
OF REALTORS®

TENANT ESTOPPEL CERTIFICATE
(C.A.R. Form TEC, Revised 4/11)



Tenant: Name: Jesus Alonso
Premises: 216 W Santa Fe Ave, Placentia, CA 92870-5961 # 1

To whom it may concern: The undersigned is the Tenant of the above premises and makes the following representations:

1. LEASE TERMS:
 - A. If checked) A copy of the Lease is attached hereto.
 - B. Date of the Lease: Move In Date or Year: June 2019
 - C. Name of the current Landlord: Santa Fe Ave, LLC
 - D. Name of the current Tenant: Your Name: Jesus Alonso
 - E. Current monthly base rent: \$ 1,470.00, paid through: CURRENT
 - F. Security deposit: \$ 0 Other deposits: \$ 0
 - G. Expiration date of current term: Month to Month
 - H. Number and Location of Parking Spaces: First Come First Serve in Rear Parking Pad or Parking in Paid Parking Lot
 - I. Number and Location of Storage Spaces: 0
 - J. Who pays utilities services: Water: Landlord Tenant; Electric: Landlord Tenant; Gas: Landlord Tenant; Waste Disposal: Landlord Tenant; Gardener: Landlord Tenant; Sewer: Landlord Tenant; Other: Landlord Tenant;
 - K. Who owns appliances: Stove: Landlord Tenant; Refrigerator: Landlord Tenant; Washer/Dryer: Landlord Tenant; Microwave: Landlord Tenant; Other: Landlord Tenant.
2. The Tenant represents that the original Lease remains in full force and effect and constitutes the entire agreement between Tenant and Landlord, except for the following modifications, amendments, addendums, assignments, extensions, and/or preferential rights or options to purchase/lease: None
3. There are no verbal or written agreements or understandings between Landlord and Tenant with respect to the Premises, except as set forth above.
4. Tenant is the actual occupant and is in possession of the Leased Premises. Tenant has not assigned, transferred or hypothecated its interest under the Lease. Any construction, build-out, improvements, alterations, or additions to the Premises required under the Lease have been fully completed in accordance with the plans and specifications described in the Lease.
5. All obligations of Landlord under the Lease have been fully performed and Landlord is not in default under any term of the Lease. Tenant has no defenses, off-sets or counterclaims to the payment of rent or other amounts due from Tenant to Landlord under the Lease.
6. Tenant has not been given any free rent, partial rent, rebates, rent abatements, or rent concessions of any kind, except as follows: None
7. Tenant has not filed and is not the subject of any filing for bankruptcy or reorganization under federal bankruptcy laws or similar state laws.
8. Tenant represents that Tenant: (a) is not in default of the performance of any obligations under the Lease; (b) has not committed any breach of the Lease; and (c) has not received any notice of default under the Lease, which has not been cured.
9. The correct address for notices to Tenant is the Premises above unless otherwise shown below.
10. The person signing below represents that he/she is duly authorized by Tenant to execute this Statement in Tenant's behalf.
11. Tenant understands that: (a) a lender may make a loan secured in whole or part by the Premises, and that if Lender does so, Lender's action will be in material reliance on this Estoppel Certificate; and/or (b) a buyer may acquire the Premises or the building in which the Premises is located, and if buyer completes the purchase, buyer will do so in material reliance on this Estoppel Certificate.

Date: 2-1-2024
 Tenant Name: Jesus Alonso
 Tenant: _____
 By _____ Title _____
 Landlord or Manager _____
 By _____ Title _____

Receipt Acknowledged
Date: _____

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TEC REVISED 4/11 (PAGE 1 OF 1)

TENANT ESTOPPEL CERTIFICATE (TEC PAGE 1 OF 1)

Tenant Information Sheet

Name: Jesus Alonso

Address: 216 W. SANTA FE AVE # 1 City/State/Zip: PLACENTIA, CA 92870

Phone number: (714) 412-0543 Cell number: _____

E-mail address: alonsoarmando02@gmail.com

Social Security #: xxx-xx-1460 Drivers License State/#: CA D6558636

Auto License #: 4DTM172 Color brown Year 1999

Auto Make: Toyota Model: Sienna

Person to contact in case of emergency: Armando Alonso

Phone Number: (714) 561-4888 Relationship: son

Employer Address: _____ City/State/Zip: Orange, CA 92867

Contact Person: Eric Construction Phone: (714) 921-9299

Pets: (Yes/No) NO Number of _____ Type: _____

Renters Insurance Policy # (Required) 91304081F21200

Insurance Name Cal optima Phone _____

Names for all Occupants who are living in unit.

Additional Information, Multiple Vehicles, etc:

Maria Esther Alonso

Ramiro Alonso

Armando Alonso

Sign: Jesus's - Alonso Date: 07/10/2022



WESTERN UNION FINANCIAL SERVICES INC. - ISSUED - EQUIPMENT CATEGORY
Payable at Wells Fargo Bank (Branch Address) - Downtown, N.A. - Street Address, Country

MONEY ORDER

17-988856449

A 739803 D 070219
T 1137 03
179888564492 L 000819

\$ 1000.00

PAY EXACTLY ONE THOUSAND DOLLARS AND NO CENTS

PAY TO THE ORDER OF Richard

July Rent

PURCHASER'S ADDRESS

[Signature]

PURCHASER'S SIGNATURE

⑆ 102100400⑆ 40179888564492⑆

PETTY CASH

AMOUNT \$	<u>1400</u>	FOR	<u>#1 rent</u>
NO	<u>1</u>		<u>July</u>
DATE	<u>7/7/19</u>		
ACCOUNT NO.			<u>2 MONEY orders</u>
APPROVED BY	<u>[Signature]</u>		<u>1000 & 400</u>
RECEIVED BY			

16-12
A-1156
T-4100



WESTERN UNION FINANCIAL SERVICES INC. - ISSUED - EQUIPMENT CATEGORY
Payable at Wells Fargo Bank (Branch Address) - Downtown, N.A. - Street Address, Country

MONEY ORDER

17-988856450

A 739803 D 070219
T 1137 03
179888564501 L 000819

\$ 400.00

PAY EXACTLY FOUR HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF Richard

July Rent

PURCHASER'S ADDRESS

[Signature]

PURCHASER'S SIGNATURE

⑆ 102100400⑆ 4017988856450⑆



CALIFORNIA
ASSOCIATION
OF REALTORS®

TENANT ESTOPPEL CERTIFICATE
(C.A.R. Form TEC, Revised 4/11)

2

COLDWELL BANKER
REALTY

Tenant: Name: Antonio Ruiz
Premises: 216 W Santa Fe Ave, Placentia, CA 92870-5961 # 2

To whom it may concern: The undersigned is the Tenant of the above premises and makes the following representations:

1. LEASE TERMS:
 - A. If checked) A copy of the Lease is attached hereto.
 - B. Date of the Lease: Move In Date or Year: 2017
 - C. Name of the current Landlord: Santa Fe Ave, LLC
 - D. Name of the current Tenant: Your Name:
 - E. Current monthly base rent: \$ 1,050.00, paid through: CURRENT
 - F. Security deposit: \$ 675.00 Other deposits: \$ 0
 - G. Expiration date of current term: Month to Month
 - H. Number and Location of Parking Spaces: First Come First Serve in Rear Parking Pad or Parking in Paid Parking Lot
 - I. Number and Location of Storage Spaces: 0
 - J. Who pays utilities services: Water: Landlord Tenant; Electric: Landlord Tenant; Gas: Landlord Tenant; Waste Disposal: Landlord Tenant; Gardener: Landlord Tenant; Sewer: Landlord Tenant; Other: Landlord Tenant.
 - K. Who owns appliances: Stove: Landlord Tenant; Refrigerator: Landlord Tenant; Washer/Dryer: Landlord Tenant; Microwave: Landlord Tenant; Other: Landlord Tenant.
2. The Tenant represents that the original Lease remains in full force and effect and constitutes the entire agreement between Tenant and Landlord, except for the following modifications, amendments, addendums, assignments, extensions, and/or preferential rights or options to purchase/lease: None
3. There are no verbal or written agreements or understandings between Landlord and Tenant with respect to the Premises, except as set forth above.
4. Tenant is the actual occupant and is in possession of the Leased Premises. Tenant has not assigned, transferred or hypothecated its interest under the Lease. Any construction, build-out, improvements, alterations, or additions to the Premises required under the Lease have been fully completed in accordance with the plans and specifications described in the Lease.
5. All obligations of Landlord under the Lease have been fully performed and Landlord is not in default under any term of the Lease. Tenant has no defenses, off-sets or counterclaims to the payment of rent or other amounts due from Tenant to Landlord under the Lease.
6. Tenant has not been given any free rent, partial rent, rebates, rent abatements, or rent concessions of any kind, except as follows: None
7. Tenant has not filed and is not the subject of any filing for bankruptcy or reorganization under federal bankruptcy laws or similar state laws.
8. Tenant represents that Tenant: (a) is not in default of the performance of any obligations under the Lease; (b) has not committed any breach of the Lease; and (c) has not received any notice of default under the Lease, which has not been cured.
9. The correct address for notices to Tenant is the Premises above unless otherwise shown below.
10. The person signing below represents that he/she is duly authorized by Tenant to execute this Statement in Tenant's behalf.
11. Tenant understands that: (a) a lender may make a loan secured in whole or part by the Premises, and that if Lender does so, Lender's action will be in material reliance on this Estoppel Certificate; and/or (b) a buyer may acquire the Premises or the building in which the Premises is located, and if buyer completes the purchase, buyer will do so in material reliance on this Estoppel Certificate.

Date: 2-1-2024

Antonio Ruiz
Tenant Name

Maribel Contreras
Tenant

By _____ Title _____

Receipt Acknowledged

Landlord or Manager _____

Date: _____

By _____ Title _____

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TEC REVISED 4/11 (PAGE 1 OF 1)

TENANT ESTOPPEL CERTIFICATE (TEC PAGE 1 OF 1)



Tenant Information Sheet

Name: Antonio Ruiz

Address: 216 W. SANTA FE AVE # 2 City/State/Zip: PLACENTIA, CA 92870

Phone number: (714) 853-7750 Cell number: _____

E-mail address: _____

Social Security #: _____ Drivers License State/#: _____

Auto License #: _____ Color _____ Year _____

Auto Make: _____ Model: _____

Person to contact in case of emergency: Maribel Contreras

Phone Number: (714) 759-1570 Relationship: Spouse

Employer Address: _____ City/State/Zip: _____

Contact Person: _____ Phone: _____

Pets: Yes / No Number of 1 Type: Doggy

Renters Insurance Policy # (Required) _____

Insurance Name _____ Phone _____

Names for all Occupants who are living in unit.
Additional Information, Multiple Vehicles, etc:

- Antonio Ruiz
- Maribel Contreras
- Guadalupe Delgado
- Lucas Guenchy

Sign: [Signature]

Date: 7/9/22

#2

Tenant Information Sheet

Name: Antonio Ruiz

Address: 216 W Santa Fe City/State/Zip: 92070

Phone number: 7148537750 Cell number: _____

E-mail address: _____

Social Security #: _____ Drivers License State/#: _____

Auto License #: _____ Color _____ Year _____

Auto Make: _____ Model: _____

Person to contact in case of emergency: Maribel Contreras

Phone Number: 714 789 1570 Relationship: _____

Employer Address: Limpieza City/State/Zip: 92070

Contact Person: _____ Phone: _____

Pets: (Yes/No) _____ Number of _____ Type: _____

Renters Insurance Policy # (Required) _____

Insurance Name _____ Phone _____

Names for all Occupants who are living in unit.

Additional Information, Multiple Vehicles, etc:

Sign: Antonio Ruiz Date: 19/07/17

LEASE AGREEMENT

THIS AGREEMENT is made and entered into this day of between
M2 SANTA FE MANAGEMENT LLC "Owner/Agent", whose address and phone

number are
ANTONIO RUIZ "Resident."

THE PARTIES AGREE AS FOLLOWS:

1. **RENTAL UNIT:** Subject to the terms and conditions of this Agreement, Owner rents to Resident and Resident rents from Owner, for residential use only, the premises located at: 216 W. SANTA FE AVE Unit # (if applicable) 2
PLACENTIA CA CA

2. **RENT:** Rent is due in advance on the 1st day of each and every month, at \$ 675 per month, beginning on payable at 216 W. SANTA FE AVE, PLACENTIA Payments made in person may be delivered to Owner/Agent between the hours of and on the following days of the week:
 Monday Tuesday Wednesday Thursday Friday Saturday Sunday
 Other

Acceptable methods of payment:
 Personal Check Cashier's Check Money Order EFT/Credit (see Owner/Agent for details) and Cash
If rent is paid after the 5th of the month, there will be a late charge of \$ 20 assessed. The parties agree that this late fee is presumed to be the amount of damage sustained by late payment of rent. It would be impracticable or extremely difficult to fix the actual damage. This sum represents a reasonable endeavor by the Owner/Agent to estimate fair average compensation for any late that may be assessed as a result of late payment of rent. Pursuant to California law, if Resident passes a check on insufficient funds, Resident will be liable to Owner/Agent for the amount of the check and a service charge of \$ not to exceed \$25 for the first check passed on insufficient funds, and \$35 for each subsequent check passed on insufficient funds. The Owner/Agent may refuse a personal check as the form of rent payment to cure a Three-Day Notice to Pay Rent or Quit.

3. **SECURITY DEPOSIT:** Resident shall deposit with Owner/Agent, as a security deposit, the sum of \$ prior to taking possession of the unit or no later than (check one).
Resident shall not use the security deposit to pay any month's rent. Owner/Agent may withhold from the security deposit only such amounts as are reasonably necessary to remedy Resident defaults including, but not limited to, the following:
(a) defaults in the payment of rent,
(b) to repair damages to the premises caused by Resident, exclusive of ordinary wear and tear, and/or
(c) to clean the premises, if necessary, upon termination of the tenancy in order to return the unit to the same level of cleanliness it was in at the inception of the tenancy, and/or
(d) to restore, replace, or return personal property or appliances, exclusive of ordinary wear and tear.
No later than 21 calendar days after Owner/Agent has regained possession of the premises, Owner/Agent shall return any remaining portion of such security deposit to Resident.

4. **TERM:** The term of this Agreement is for beginning on and ending on at which time this Lease shall terminate without further notice. Any holding over thereafter shall result in Resident being liable to Owner/Agent for daily rental damages equal to the current market value of the unit, divided by 30. A "month-to-month" tenancy subject to the terms and conditions of this agreement shall be created only if Owner/Agent accepts rent from Resident thereafter, and if so accepted, tenancy may be terminated by Resident after service upon the Owner/Agent of a written 30-day Notice of Termination. Except as prohibited by law, that month-to-month tenancy may be terminated by the Owner/Agent by service upon the Resident of a written 60-day notice of termination of tenancy. However, Civil Code Section 1948.1 provides that "If any tenant or resident has resided in the dwelling for less than one year", the Owner/Agent may terminate the tenancy by service upon the Resident of a written 30-day notice.



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6. **UTILITIES:** Resident shall pay for all utilities, services and charges, if any, made payable by or predicated upon occupancy of Resident, except ~~Gas, Electric, Water~~. Resident shall have the following utilities connected at all times during the tenancy (check as applicable): Gas Electric Water Trash Sewer Other: _____ Disconnection of utilities due to non-payment is a material violation of this Agreement.

6. **CASH PAYMENT:** The Owner/Agent may demand or require cash as the exclusive form of payment of rent or deposit of security if the tenant has previously attempted to pay the Owner/Agent with a check drawn on insufficient funds or the tenant has instructed the drawee to stop payment on a check, draft, or order for the payment of money. If the Owner/Agent chooses to demand or require cash payment under these circumstances, the Owner/Agent shall give the Resident a written notice stating that the payment instrument was dishonored and informing the Resident that the Resident shall pay in cash for a period determined by Owner/Agent, not to exceed three months, and attach a copy of the dishonored instrument to the notice.

7. **OCCUPANTS:** Premises shall be occupied only by the following named person(s):

<u>Antonia Ruiz</u>		_____	
Name	Signature	Name	Signature
<u>Maribel Contreras</u>		_____	
Name	Signature	Name	Signature

8. **PROHIBITIONS:** Without Owner/Agent's prior written permission as an addendum to this Agreement, no pets, no waterbeds or _____ shall be kept or allowed in or about the premises.

8. **QUIET ENJOYMENT:** Resident shall not violate any criminal or civil law, ordinance or statute in the use and occupancy of the premises, commit waste or nuisance, annoy, molest or interfere with any other Resident or neighbor. Any such action may result in the immediate termination of this Agreement as provided herein and by law.

10. **REPAIRS AND ALTERATIONS:** Except as provided by law, no repairs, decorating or alterations shall be done by Resident without Owner/Agent's prior written consent. Resident shall notify Owner/Agent in writing of any repairs or alterations contemplated. Decorations include, but are not limited to, painting and wallpapering. Resident shall hold Owner/Agent harmless and indemnify Owner/Agent as to any mechanics lien recordation or proceeding caused by Resident. Resident may not make any alterations to cable or telephone inside wiring (such as may occur when changing telecommunications provider or adding phone lines) without prior written consent of the Owner/Agent. The notice shall include the name, address, and telephone number of any new telecommunication provider. Resident agrees to pay all costs resulting from the alteration and agrees to pay to the Owner/Agent any costs associated with restoring the inside wiring to the condition at the time of move-in, except for reasonable wear and tear.

11. **ACCEPTANCE OF PREMISES:** Resident has inspected the premises, furnishings and equipment, and has found them to be satisfactory. All plumbing, heating and electrical systems are operative and deemed satisfactory.

12. **CARE, CLEANING, MAINTENANCE AND INSURANCE:** Resident agrees to leave the premises in the same condition as it was received, subject to normal wear and tear. Except as prohibited by law, Resident shall keep the premises and furniture, furnishings and appliances, and fixtures, which are rented for Resident's exclusive use, in good order and condition. Upon move-out, Resident agrees to return the unit to the same level of cleanliness it was in at the inception of the tenancy. Resident is is not (check one) responsible for the upkeep of the yard and landscaping. Resident shall pay Owner/Agent for costs to repair, replace or rebuild any portion of the premises damaged by the Resident, Resident's guests or invitees. Resident's property is not insured by Owner/Agent. Resident is not a co-insured and is expressly excluded from any insurance policy held by Owner/Agent which is now in effect or becomes effective during the term of this Agreement.

13. **WAIVER OF BREACH:** The waiver of either party of any breach shall not be construed to be a continuing waiver of any subsequent breach. The receipt by Owner/Agent of the rent with the knowledge of any violation of a covenant or condition hereof shall not be deemed a waiver of such breach. No waiver by either party of the provisions herein shall be deemed to have been made unless expressed in writing and signed by all parties to this Rental Agreement.

14. **JOINT AND SEVERAL LIABILITY:** The undersigned Resident(s), whether or not in actual possession of the premises, are jointly and severally liable for all obligations under this Rental Agreement, and shall indemnify Owner/Agent for liability arising prior to the termination of the Rental Agreement for personal injuries or property damage caused or permitted by Resident(s), their guests and invitees. This does not waive Owner/Agent's duty of care to prevent personal injury or property damage where that duty is imposed by law.

15. **ENTRY:** California law allows Owner/Agent or his/her employee(s) to enter the premises for certain purposes during normal business hours. The Owner/Agent will provide written notice to the Resident prior to the entry of the dwelling unit whenever required by state law. (Civil Code Section 1954.) Resident's non-compliance with Owner/Agent's lawful request for entry is a material breach of this Agreement that may be cause for immediate termination as provided herein and by law.



- 16. SUBLETTING AND ASSIGNMENT:** No portion of the premises shall be sublet nor this Agreement assigned. Any attempted subletting or assignment by Resident shall, at the election of Owner/Agent, be an irremediable breach of this Agreement and cause for immediate termination as provided herein and by law.
- 17. BREACH OF LEASE:** In the event that Resident breaches this Lease Agreement, Owner/Agent shall be allowed at Owner/Agent's discretion, but not by way of limitation, to exercise any or all remedies provided Owner/Agent by California Civil Code Section 1951.2 and 1951.4. Damages Owner/Agent "may recover" include the worth at the time of the award of the amount by which the unpaid rent for the balance of the term after the time of award, or for any shorter period of time specified in the Lease Agreement, exceeds the amount of such rental loss for the same period that the Resident proves could be reasonably avoided.
- 18. SALE OF PROPERTY:** In the event of the sale or refinancing of the property, if Owner/Agent presents to Resident a "Resident's Certification of Terms - Estoppel Certification," or other similar Estoppel Certification form, Resident agrees to execute and deliver the certificate acknowledging that this Agreement is unmodified and in full force and effect, or in full force and effect as modified with the consent of Owner/Agent, and stating the modifications, within ten (10) days of written notice. Failure to comply shall be deemed Resident's acknowledgment that the certificate as submitted by Owner/Agent is true and correct and may be relied upon by any lender or purchaser.
- 19. SMOKE DETECTION DEVICE:** The premises are equipped with a functioning smoke detection device(s), and Resident shall be responsible for testing the device weekly and immediately reporting any problems, maintenance or need for repairs to Owner/Agent. If battery operated, Resident is responsible for changing the detector's battery as necessary. Owner/Agent shall have a right to enter the premises to check and maintain the smoke detection device as provided by law.
- 20. 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.megaregistry.ca.gov. 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.
- 21. ADDENDA:** By initiating as provided, Resident acknowledges receipt of the following applicable addenda, as indicated, copies of which are attached hereto, and are incorporated as part of this Agreement.
- | | | |
|---|---|---|
| <input type="checkbox"/> Resident Policies Addendum | <input type="checkbox"/> Smoke Detector Addendum | <input type="checkbox"/> C & R |
| <input type="checkbox"/> Move-In/Move-Out Reinforcement | <input type="checkbox"/> Pet Addendum | <input type="checkbox"/> Unlawful Activity Addendum |
| <input type="checkbox"/> Pest Control Notice Addendum | <input type="checkbox"/> Asbestos Addendum | <input type="checkbox"/> Proposition 65 Brochure |
| <input type="checkbox"/> Satellite Addendum | <input type="checkbox"/> Lead Disclosure Addendum | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Pool Rules Addendum | <input type="checkbox"/> Mold Notification Addendum | <input type="checkbox"/> Other: _____ |
- 22. ENTIRE AGREEMENT:** This Agreement, which includes all attachments referred to above, constitutes the entire Agreement between the parties and cannot be modified except in writing and signed by all parties, except as permitted by applicable law. Neither Owner/Agent, nor any agent or employee of Owner/Agent has made any representations or promises other than those set forth herein.
- 23. CREDIT REPORTS:** A negative credit report reflecting on your credit history may be submitted to a credit reporting agency if you fail to fulfil the terms of your credit obligations. Resident expressly authorizes Owner/Agent (including a collection agency) to obtain Resident's consumer credit report, which Owner/Agent may use if attempting to collect past due rent payments, late fees, or other charges from Resident, both during the term of the Agreement and thereafter.
- 24. ATTORNEYS' FEES:** If any legal action or proceeding is brought by either party to enforce any part of this Agreement, the prevailing party shall recover, in addition to all other relief, reasonable attorneys' fees and court costs, unless one of the following two boxes is checked:
- the prevailing party shall recover, in addition to all other relief, attorneys' fees not to exceed \$ _____, plus court costs.
- each party shall be responsible for their own attorneys' fees and court costs.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

Date _____ Resident _____
 Date _____ Resident _____
 Date _____ Resident _____
 Date _____ Owner/Agent _____



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 of Blank Forms is illegal.



60 Day Notice Of Rent Increase

216 W. Santa Fe Ave. #2, Placentia, CA 92870

RE: Rent Increase

Dear Resident #2 (Ruiz & Contreras),

This letter is to notify you that the monthly rent for the premises listed above will increase from the current rent of \$675.00 USD per month to the new rent of \$1,000.00 USD per month effective on July 1, 2019. The rent will continue to be payable in advance and due no later than the 3rd day of each month. All other terms of your original agreement shall remain in full force and effect.

_____ I agree to the new monthly rent amount of \$1,000.00 beginning on July 1, 2019 and I will continue my month to month tenancy as per our original rental agreement.

Tenant Signature: _____ Date: _____

_____ I do not agree to the new monthly rent amount of \$1,000.00. I will not continue my month to month tenancy and I will vacate the premises by July 1, 2019 according to the terms of our original rental agreement.

Tenant Signature: _____ Date: _____

*** Please note: If you remain on the premises past July 3, 2019, you will be deemed to have agreed to the rent increase, regardless if you signed or not. Please mail, text or email a copy of this notice once you have Checked, Signed and Dated.

Thank you. We appreciate your continued tenancy.

Sincerely,
Richard Kas
PO Box 69271, West Hollywood, CA 90069
310-488-9826 - richardkas@gmail.com

PETTY CASH

1000
2
5/27/19
MY

#2 Cash
Jury
\$ 1000





CALIFORNIA
ASSOCIATION
OF REALTORS®

TENANT ESTOPPEL CERTIFICATE
(C.A.R. Form TEC, Revised 4/11)



#3

Tenant: Name: Lilia Ocampo
Premises: 216 W Santa Fe Ave, Placentia, CA 92870-5961 #3

To whom it may concern: The undersigned is the Tenant of the above premises and makes the following representations:

1. **LEASE TERMS:**
 - A. If checked) A copy of the Lease is attached hereto.
 - B. Date of the Lease: Move In Date or Year: 2019
 - C. Name of the current Landlord: Santa Fe Ave, LLC
 - D. Name of the current Tenant: Your Name:
 - E. Current monthly base rent: \$ 1,050.00, paid through: CURRENT
 - F. Security deposit: \$ 1000.00 Other deposits: \$ 0
 - G. Expiration date of current term: Month to Month
 - H. Number and Location of Parking Spaces: First Come First Serve in Rear Parking Pad or Parking in Paid Parking Lot
 - I. Number and Location of Storage Spaces: 0
 - J. Who pays utilities services: Water: Landlord Tenant; Electric: Landlord Tenant; Gas: Landlord Tenant; Waste Disposal: Landlord Tenant; Gardener: Landlord Tenant; Sewer: Landlord Tenant; Other: Landlord Tenant.
 - K. Who owns appliances: Stove: Landlord Tenant; Refrigerator: Landlord Tenant; Washer/Dryer: Landlord Tenant; Microwave: Landlord Tenant; Other: Landlord Tenant.
2. The Tenant represents that the original Lease remains in full force and effect and constitutes the entire agreement between Tenant and Landlord, except for the following modifications, amendments, addendums, assignments, extensions, and/or preferential rights or options to purchase/lease: None
3. There are no verbal or written agreements or understandings between Landlord and Tenant with respect to the Premises, except as set forth above.
3. Tenant is the actual occupant and is in possession of the Leased Premises. Tenant has not assigned, transferred or hypothecated its interest under the Lease. Any construction, build-out, improvements, alterations, or additions to the Premises required under the Lease have been fully completed in accordance with the plans and specifications described in the Lease.
4. All obligations of Landlord under the Lease have been fully performed and Landlord is not in default under any term of the Lease. Tenant has no defenses, off-sets or counterclaims to the payment of rent or other amounts due from Tenant to Landlord under the Lease.
5. Tenant has not been given any free rent, partial rent, rebates, rent abatements, or rent concessions of any kind, except as follows: None
6. Tenant has not filed and is not the subject of any filing for bankruptcy or reorganization under federal bankruptcy laws or similar state laws.
7. Tenant represents that Tenant: (a) is not in default of the performance of any obligations under the Lease; (b) has not committed any breach of the Lease; and (c) has not received any notice of default under the Lease, which has not been cured.
8. The correct address for notices to Tenant is the Premises above unless otherwise shown below.
9. The person signing below represents that he/she is duly authorized by Tenant to execute this Statement in Tenant's behalf.
10. Tenant understands that: (a) a lender may make a loan secured in whole or part by the Premises, and that if Lender does so, Lender's action will be in material reliance on this Estoppel Certificate; and/or (b) a buyer may acquire the Premises or the building in which the Premises is located, and if buyer completes the purchase, buyer will do so in material reliance on this Estoppel Certificate.

Date: 2-1-2024

Tenant Name Lilia Ocampo
 Tenant by Lilia Ocampo
 By _____ Title _____
 Landlord or Manager _____
 By _____ Title _____

Receipt Acknowledged
Date: _____

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TEC REVISED 4/11 (PAGE 1 OF 1)

TENANT ESTOPPEL CERTIFICATE (TEC PAGE 1 OF 1)



Coldwell Banker Realty - Beverly Hills, 301 N Canon Dr Ste E Beverly Hills, CA 90210
Richard Kas

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: (310)777-6200

Fax: (310)278-7192
www.lw.com

216 W Santa Fe

Tenant Information Sheet

Name: Lilia Ocampo

Address: 216 W. SANTA FE AVE # 3 City/State/Zip: PLACENTIA, CA 92870

Phone number: _____ Cell number: 714-926-7297

E-mail address: liligon514@yahoo.com

Social Security #: _____ Drivers License State/#: A4648530

Auto License #: 5KZP575 Color gray Year 2004

Auto Make: Nissan Armada Model: Pathfinder Armada

Person to contact in case of emergency: Citlaly Ocampo

Phone Number: 657-216-4490 Relationship: Daughter

Employer Address: _____ City/State/Zip: _____

Contact Person: _____ Phone: _____

Pets: (Yes/No) _____ Number of _____ Type: _____

Renters Insurance Policy # (Required) _____

Insurance Name _____ Phone _____

Names for all Occupants who are living in unit.
Additional Information, Multiple Vehicles, etc:

Sign: Lilia Ocampo Date: 07-08-22

#3

Tenant Information Sheet

Name: Lilia Ocampo

Address: 400 Baker St Apt 308 City/State/Zip: Placentia, CA 92870

Phone number: _____ Cell number: (714) 926-7237

E-mail address: liligon514@yahoo.com

Social Security #: 6422 3505 Drivers License State/#: CA/A4648530

Auto License #: 5K2 P675 Color gray Year 2004

Auto Make: NISSAN Model: ARMADA

Person to contact in case of emergency: Refugio Ocampo

Phone Number: 714-931-5206 Relationship: friend

Employer Address: 1274 N Grove St City/State/Zip: Anaheim CA 92886

Contact Person: Tanner Phone: 714-630-4751

Pets: (Yes/No) Number of _____ Type: _____

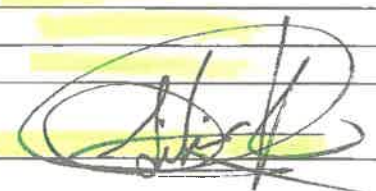
Renters Insurance Policy # (Required) _____

Insurance Name _____ Phone _____

Names for all Occupants who are living in unit.

Additional Information, Multiple Vehicles, etc:

Lilia Ocampo
Citlaly Ocampo

Sign:  Date: 6/20/11



APPLICATION TO RENT/SCREENING FEE
(C.A.R. Form LRA, Revised 6/18)
I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

1. Applicant is completing Application as a (check one) tenant, tenant with co-tenant(s) or guarantor/co-signor.
Total number of applicants 1

2. **PREMISES INFORMATION**
Application to rent property at 216 W Santa Fe Ave #3, Placentia, CA 92870-5961 ("Premises")
Rent: \$ 1,000.00 per mo Proposed move-in date _____

3. **PERSONAL INFORMATION**
A. **FULL NAME OF APPLICANT** Lilia Ocampo
B. Date of Birth 05-14-64 (For purpose of obtaining credit reports, Age discrimination is prohibited by law.)
C. 1. Driver's License No. A4648530 State CA Expires 05/14/2020
2. See section II, 2 for Social Security Number/Tax Identification Numbers. Such number shall be provided upon request from Landlord/Manager/Agent.
D. Phone Number: Home _____ Work 714-630-4751 (Other 714-926-7237)
E. Email liliana514@yahoo.com
F. Name(s) of all other proposed occupant(s) and relationship to applicant Atlely Ocampo
(Daughter)
G. Pet(s) (Other than service or companion animals) (number and type) _____
H. Auto: Make NISSAN Model ARMADA Year 2004 License No. SK28875 State CA Color gray
Other vehicle(s): _____
I. In case of emergency, person to notify Carlos Gonzalez
Relationship Partner
Address _____ Phone _____
J. Does applicant or any proposed occupant plan to use liquid-filled furniture? No Yes Type NOT ALLOWED
K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? No Yes
If yes, explain _____
L. Has applicant or any proposed occupant ever been asked to move out of a residence? No Yes
If yes, explain _____
M. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? No Yes
If yes, explain _____
(After completing a credit review, Landlord may consider the nature of the felony and the length of time since it occurred.)

4. **RESIDENCE HISTORY**
Current address 400 Baker St. Apt. 308 Previous address 4351 Lakeview Ave
City/State/Zip California, 92870 City/State/Zip Yorba Linda, CA 92886
From 2010 to Present From 2010 to 2016
Name of Landlord/Manager Raul Name of Landlord/Manager Jim
Landlord/Manager's phone _____ Landlord/Manager's phone (714) 856-3110
Do you own this property? No Yes Did you own this property? No Yes
Reason for leaving current address change of space Reason for leaving this address Remodeling

5. **EMPLOYMENT AND INCOME HISTORY**
Current employer Specialized Builders Hardware Previous employer _____
Current employer address 1274 Alhambra St Prev. employer address _____
From 2000 To Present From _____ To _____
Supervisor Terry Supervisor _____
Supervisor phone 714-630-4751 Supervisor phone _____
Employment gross income \$ 951 per 2 wks Employment gross income \$ _____ per _____
Other income info _____ Other income info _____



6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due
N/A			

Name of bank/branch	Account number	Type of account	Account balance

7. PERSONAL REFERENCES

Name Kevin Schaner Address 515 W Crowther Ave, Placentia CA 92870
 Phone 714-345-7699 Length of acquaintance 3+ yrs Occupation Mechanic
 Name Facundo Lima Address 120 S Highland Ave
 Phone 714-393-1011 Length of acquaintance 10+ yrs Occupation Chef

8. NEAREST RELATIVE(S)

Name Efrain Gonzalez Address 641 Kansas Ave Placentia CA 92870
 Phone 714-381-7593 Relationship Brother
 Name Carlos Gonzalez Address 14490 Linden Ave Hesperia CA 92343
 Phone 1770-6050091 Relationship Brother

Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Landlord or Manager or Agent may receive more than one application for the Premises and, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license or other acceptable identification upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; and (ii) obtain a credit report on applicant and other reports, warnings and verifications on and about applicant, which may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, and employment and tenant history. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents with whom applicant has had, or intends to have, a rental relationship.

If application is not fully completed, or if section II, 2 is applicable and the application is received without the full screening fee: (i) the application will not be processed, and (ii) the application and any portion of the screening fee paid will be returned.

Applicant SIGN [Signature] Date 6/14/19 Time 5:00pm

Return your completed application and any applicable fee not already paid to: Coldwell Banker Res. Brokerage - Beverly Hills South
 Address 166 N Canon Dr City Beverly Hills State CA Zip 90210

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

1. Applicant will provide screening information and fee directly to Landlord/Manager/Agent's authorized screening service at _____.
- OR 2. Applicant has paid a nonrefundable screening fee of \$ _____, applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov.)

\$ _____ for credit reports prepared by Type vendor name here ;
 \$ _____ for _____ (other out-of-pocket expenses); and
 \$ _____ for processing.

Applicant Social Security Number/Tax Identification Number: _____

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature _____ Date _____

If 2 is selected, the undersigned has has not received the screening fee indicated above.

Landlord or Manager or Agent Signature _____ DRE Lic. # _____
 Date _____

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LRA REVISED 6/18 (PAGE 2 OF 2)

APPLICATION TO RENT/SCREENING FEE (LRA PAGE 2 OF 2)



PETTY CASH

AMOUNT \$	1000.-	FOR	#3
NO.	3		July 01NT 2019
DATE	1 July 2019		
ACCOUNT NO.			\$ 1000.-
APPROVED BY			
RECEIVED BY			



LEASE AGREEMENT

①

THIS AGREEMENT is effective this 26 day of JUNE, 2019
(Day) (Month) (Year)

between SANTA FE AVE, LLC & R. KAS "Owner/Agent", whose address and
(Name of Owner/Agent)

phone number are P.O. Box 69271, WEST HOLLYWOOD, CA 90069 (888) 201-0508
(Address and Telephone of Owner/Agent)

and LILIA OLAMPO "Resident."
(List all Residents who will sign this Agreement)

THE PARTIES AGREE AS FOLLOWS:

1. **RENTAL UNIT:** Subject to the terms and conditions of this Agreement, Owner/Agent rents to Resident and Resident rents from Owner/Agent, for residential use only,
the premises located at: 216 W. SANTA FE AVE, Unit # (if applicable) 3
(Street Address)
PLACENTIA, CA, 92870
(City) (Zip)

2. **TERM:** The term of this Agreement is for 6 MONTHS, beginning on 1 July 2019 and ending on MONTH TO MONTH
(Term) (Date) (Date)
at which time this Lease shall terminate without further notice. Any holding over thereafter shall result in Resident being liable to Owner/Agent for daily rental damages equal to the current market value of the unit, divided by 30. A "month-to-month" tenancy subject to the terms and conditions of this agreement shall be created only if Owner/Agent accepts rent from Resident thereafter, and if so accepted, tenancy may be terminated by Resident after service upon the Owner/Agent of a written 30-day Notice of Termination. Except as prohibited by law, that month-to-month tenancy may be terminated by the Owner/Agent by service upon the Resident of a written 60-day notice of termination of tenancy. However, Civil Code Section 1946.1 provides that "if any tenant or resident has resided in the dwelling for less than one year", the Owner/Agent may terminate the tenancy by service upon the Resident of a written 30-day notice.

3. **RENT:** Rent is due in advance on the 1st day of each and every month, at \$ 1,000.00 (ONE THOUSAND)
per month, beginning on 1 July 2019
(Date)

Rent is to be paid to RICHARD KAS
(Name to whom rent payment should be made)

and is to be delivered to MANAGER - OR MAILED TO: P.O. Box 69271, WEST HOLLYWOOD, CA
(Name to whom rent should be delivered) 90069

at P.O. Box 69271, WEST HOLLYWOOD CA 90069
(Address where payments should be delivered)

Telephone number for above address: 888-201-0508

Payments made in person may be delivered between the hours of 7 and 7 on the following days of the week:

Monday Tuesday Wednesday Thursday Friday Saturday Sunday Other ANY

Acceptable methods of payment:
 Personal Check Cashier's Check Money Order EFT/Credit Card (see Owner/Agent for details) and Cash



Tenancy start date: 1 July 2019. Rent for any partial month shall be prorated at the amount of 1/30th of the monthly rent per day.

The tenancy did not start on the first of the month, Resident is to pay:

One month's rent at move-in: \$ _____ N/A
(Full rent amount)

Prorated rent of \$ _____ on _____
(Amount of prorated rent) (Date)

The regular rent of \$ _____, each month, beginning _____
(Date)

4. **RENT PAYMENT:** Owner/Agent may apply any payment made by Resident to any obligation of Resident to Owner/Agent notwithstanding any dates or other direction from Resident that accompanies any such payment. Any attempt by Resident to allocate a payment in any other way shall be null and void, including the use or application of a restrictive endorsement or limitation on any check or other payment. In the event of roommates, or another form of multiple occupancy, Resident understands and agrees that rent shall be paid with a single payment and that it is up to Resident to collect individual checks or other payments in order to submit a single rent payment. If payment by mail is allowed, Resident bears the risk of loss or delay of any payment made by mail and Owner/Agent must receive mailed rent payments on or before the due date, except as otherwise provided by law. In absence of prior written agreement, Owner/Agent will accept rent payments only from the Resident. Rent tendered by a Non-Resident shall be deemed rent tendered on behalf of Resident only and not on behalf of the Non-Resident. Should the Owner/Agent elect to accept a payment that does not comply with this paragraph, this shall not be construed as a waiver of this provision.

5. **LATE FEES AND INSUFFICIENT FUNDS:** If rent is paid after the 5TH of the month, there will be a late charge of \$ 50.- assessed. This late charge does not establish a grace period. The parties agree that this late fee is presumed to be the amount of damage resulting from the late payment of rent. It would be impracticable or extremely difficult to fix the actual damage. This sum represents a reasonable endeavor by the Owner/Agent to estimate fair average compensation for any loss that may be sustained as a result of late payment of rent. Failure to pay the fee is a material breach of this Agreement. Pursuant to California law, if Resident passes a check on insufficient funds, Resident will be liable to Owner/Agent for the amount of the check and a service charge of \$ _____, not to exceed \$25 for the first check passed on insufficient funds, and \$35 for each subsequent check passed on insufficient funds. The Owner/Agent may refuse a personal check as the form of rent payment to cure a Three-Day Notice to Pay Rent or Quit.

6. **SECURITY DEPOSIT:** Resident shall deposit with Owner/Agent, as a security deposit, the sum of \$ 1,000⁰⁰
(ONE THOUSAND)
 prior to taking possession of the unit or no later than _____ (check one).

Resident shall not use the security deposit to pay any month's rent. Owner/Agent may withhold from the security deposit only such amounts as are reasonably necessary to remedy Resident defaults including, but not limited to, the following:

- (a) defaults in the payment of rent,
- (b) to repair damages to the premises caused by Resident, exclusive of ordinary wear and tear, and/or
- (c) to clean the premises, if necessary, upon termination of the tenancy in order to return the unit to the same level of cleanliness it was in at the inception of the tenancy, and/or
- (d) to restore, replace, or return personal property or appurtenances, exclusive of ordinary wear and tear.

No later than 21 calendar days after Owner/Agent has regained possession of the premises, Owner/Agent shall return any remaining portion of such security deposit to Resident. Any remaining portion of the security deposit shall be returned in the form of a single check made out to all Residents listed above. After either the Owner/Agent or the Resident provides notice to terminate the tenancy, the Owner/Agent and Resident may mutually agree to have the Owner/Agent deposit any remaining portion of the security deposit electronically to a bank account or other financial institution designated by the Resident or to another form or method of return.

7. **RENTAL UNIT AVAILABILITY:** In the event the unit is not available on the move-in date due to a prior Resident holding over, or other cause not within the control of Owner/Agent, Resident's damages will be limited to a return of the security deposit, any holding or other deposits and any advance payment of rent.



8. UTILITIES: Resident shall pay for all utilities, services and charges, if any, made payable by or predicated upon occupancy of Resident, except: WATER, GAS, TRASH, ELECTRICAL
Resident shall have the following utilities connected at all times during the tenancy (check as applicable):
 Gas Electric Water Trash Sewer Other: _____

Disconnection of utilities due to non-payment is a material violation of this Agreement.

Resident shall not use common area utilities (such as water or electricity) for the Resident's personal use, without prior written permission from the Owner/Agent.

9. CASH PAYMENT: The Owner/Agent may demand or require cash as the exclusive form of payment of rent or security deposit if the Resident has previously attempted to pay the Owner/Agent with a check drawn on insufficient funds or the Resident has stopped payment on a check, draft, or money order. If the Owner/Agent chooses to demand or require cash payment under these circumstances, the Owner/Agent shall give the Resident a written notice stating that the payment instrument was dishonored and informing the Resident that the Resident shall pay in cash for a period determined by Owner/Agent, not to exceed three months, and attach a copy of the dishonored instrument to the notice.

10. ELECTRONIC RENT PAYMENTS: If Resident pays online or by direct deposit, such payment shall be deemed to come from Resident regardless of the source of the payment. Payment online or by direct deposit may be rejected or returned by Owner/Agent during the pendency of any legal action, or in anticipation of legal action. Failure or refusal by Resident to cash Owner/Agent's rent refund check shall not defeat Owner/Agent's rejection of the rent being refunded.

11. AGENT FOR SERVICE OF NOTICES AND PROCESS: The Owner/Agent's agent for service of any notices and for service of process is:

RICHARD KAS | NADIA KAS

(Name of person to whom documents should be delivered)

at P.O. BOX 69271, WEST HOLLYWOOD, CA 90069

(Address where documents should be delivered)

12. OCCUPANTS: Premises shall be occupied only by the following named person(s):

<u>LILIA OCAMPO</u>	<u>5-14-64</u>		
Name	Birthdate	Name	Birthdate
<u>CITLALY OCAMPO</u>			
Name	Birthdate	Name	Birthdate
_____	_____	_____	_____
Name	Birthdate	Name	Birthdate

13. GUEST(S): Any person who is not listed as an Occupant on this Agreement is a Guest. A Guest may not stay on the premises for more than 7 consecutive days, or a total of _____ days in a 12-month period. At the discretion of Owner/Agent, Guest(s) who overstay this limit may be required to go through the application process, and if approved, must sign a Rental/Lease Agreement. Resident is responsible for any violation of this Rental/Lease Agreement by Resident's Guests.

14. USE OF PREMISES: The premises shall be used as a dwelling for residential purposes only and for no other reason. No retail, commercial, or professional use of the premises shall be made, unless such use conforms to applicable zoning laws and the prior written consent of Owner/Agent is obtained in advance of such proposed use. As a condition for granting such permission, Owner/Agent may require that Resident obtain liability insurance for the benefit of Owner/Agent.

15. SUBLETTING AND ASSIGNMENT: No portion of the premises shall be sublet nor this Agreement assigned. Any attempted subletting or assignment by Resident shall, at the election of Owner/Agent, be an Irremediable breach of this Agreement and cause for immediate termination as provided herein and by law. Resident is prohibited from offering all or part of the premises for short-term rental, such as through AirBNB, VRBO or other such sites. Any person who is not an Occupant or Resident, who occupies any portion of the dwelling unit, for any period of time whatsoever, for any compensation or consideration whatsoever (including, without limitation, the payment of money and/or trade and/or barter of other goods, services, or property occupancy rights) is not a Guest. This constitutes attempted subletting or assignment under this Agreement.



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16. **PROHIBITIONS:** Without Owner/Agent's prior written permission as an addendum to this Agreement, no pets, pianos, aquariums, waterbeds, outside antennae, charcoal burners or other open-flame cooking devices, or liquefied petroleum gas fueled cooking devices ("grills") or

_____ shall be kept or allowed in or about the premises.

Resident shall not engage in any of the actions or conduct related to marijuana, that are otherwise permitted under Health and Safety Code 11362.1, on the premises.

Resident shall refrain from shaking or hanging clothing, curtains, rugs, and other coverings and cloths outside of any window ledge or balcony. No clotheslines or drying racks may be used in outdoor areas, balconies, patios, etc. without the Owner/Agent's prior written permission. Plants and other items may not be placed on balcony railings or ledges, unless Owner/Agent has expressly agreed otherwise in writing in an addendum to this Agreement.

17. **LARGE APPLIANCES:** Resident shall not move or remove any large appliances provided by Owner/Agent without prior written consent of the Owner/Agent. Resident shall not install or operate any additional refrigerators, freezers, washing machines, clothes dryers, portable dishwashers, air conditioners or other large appliances not provided by the owner, without prior written consent of the Owner/Agent.

18. **QUIET ENJOYMENT:** Resident and Resident's guest(s) shall not violate any criminal or civil law, ordinance or statute in the use and occupancy of the premises, commit waste or nuisance, annoy, molest or interfere with any other person on the property, or neighbor. Any such action may result in the immediate termination of this Agreement as provided herein and by law. Resident shall refrain from creating, or allowing to be created, any noise that is disturbing to other residents. Resident is also responsible for compliance with any local noise ordinances.

19. **PARKING:**

This Agreement does not provide for parking of any motor vehicle or motorcycle anywhere in or about the Premises, the Building, and/or the driveway(s). (If neither box is checked, this provision applies.)

In the absence of a specific parking or garage agreement, the following shall apply. Number of parking spaces assigned to Resident's unit 10 SPOTS MARKED AND APPROVED BY CITY IN FRONT OF SIDE OF BUILDING. Only one passenger vehicle or motorcycle may be parked in each space. Resident shall only use assigned parking spaces and shall ensure that guests park only in unassigned areas or designated guest parking areas. Resident may not use any parking space for recreational vehicles, boats, busses, trailers or similar non-passenger vehicles. The parking area may not be used for storage without prior written permission. Resident may not use any parking space to wash or repair vehicles, to change oil in vehicles or for any purpose other than parking.

Resident agrees to move the vehicle and cooperate fully with the Owner/Agent so that any repairs or alterations to parking or other areas can be made in as expeditious and efficient a manner as possible.

Resident shall ensure that posted and designated fire zones or "No Parking" areas remain clear of vehicles at all times. Resident shall refrain from parking in unauthorized areas or in another resident's designated parking space. (Vehicles parked in unauthorized areas or in another resident's space may be towed away at the vehicle owner's expense.) Only currently registered vehicles may be parked on the property. A vehicle that lacks an engine, transmission, wheels, tires, doors, windshield, or any other major part or equipment necessary to operate safely on the highways, is subject to tow under California Vehicle Code 22658. Vehicles parked in violation of local laws/ordinance are subject to tow.

20. **SMOKING PROHIBITION:** Smoking of any substance is prohibited everywhere on the premises, including in individual units and interior and exterior common areas, unless Owner/Agent has adopted a different policy that is attached as an addendum to this Agreement. Smoking includes the use of e-cigarettes or vaping. The term "smoke" includes vapor from e-cigarettes or other vaping devices. (Check a box if an addendum is attached).

This property's policy with respect to allowing smoking is in the attached addendum.

This property is subject to a local non-smoking ordinance. The policy for this property is in the attached addendum.

Resident shall inform his or her guest(s) of this Smoking Prohibition. Resident shall promptly notify Owner/Agent in writing of any incident where smoke is migrating into Resident's unit from sources outside of Resident's unit. Resident acknowledges that Owner/Agent's adoption of this policy, does not make the Owner/Agent the guarantor of the Resident's health or of the



smoke-free condition of the areas listed above. However, Owner/Agent shall take reasonable steps to enforce this provision. Owner/Agent shall not be required to take steps in response to smoking unless Owner/Agent has actual knowledge or has been provided written notice. Owner/Agent and Resident agree that the other residents of the property are the third-party beneficiaries of this provision. A resident may sue another resident to enforce this provision but does not have the right to evict another resident. Any lawsuit between residents regarding this provision shall not create a presumption that the Owner/Agent has breached this Agreement. A breach of this provision by the Resident shall be deemed a material breach of the Rental/Lease Agreement and grounds for immediate termination of the Rental/Lease Agreement by the Owner/Agent.

- 21. LIABILITY FOR PACKAGES:** Owner/Agent is not responsible for the delivery, acceptance or receipt of, damage to or loss of messages, packages, mail or other material left at entrances to the premises or elsewhere on the premises.
- 22. ACCESS CHARGES:** Resident should take care not to lock himself/herself out of the Premises. If Owner/Agent is required to assist any Resident in gaining entry to the Premises, Resident may be assessed a charge for the actual costs, including out of pocket expenses, incurred by Owner/Agent and Owner/Agent may require Resident to contract with a professional locksmith.
- 23. PLUMBING:** Cost of repair or clearance of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by Resident's negligence or improper usage are the responsibility of the Resident. Resident shall reimburse Owner/Agent for these costs on demand.
- 24. FINES AND PENALTIES:** Resident is responsible for any fines or other costs occasioned by violations of the law by Resident or Resident's guests on the premises or property while Resident is in possession. If any such fines or costs are levied against Owner/Agent, Resident agrees to pay such fines or costs attributed to Resident's tenancy or the conduct of Resident, Resident's guests or others at the premises, upon receipt of an invoice from Owner/Agent. The obligation to pay fines and costs assessed against Owner/Agent may be in addition to any assessed directly against Resident.
- 25. REPAIRS AND ALTERATIONS:** Resident shall make a written request to Owner/Agent regarding any repairs, decorations or alterations contemplated. Except as provided by law, no repairs, decorating or alterations shall be done by Resident without Owner/Agent's prior written consent. This includes, but is not limited to, painting, wallpapering, and changing locks. Resident may not make any alterations to cable or telephone inside wiring (such as may occur when changing telecommunications providers or adding phone lines) without prior written consent of the Owner/Agent. The consent request regarding proposed alterations to inside wiring shall include the name, address, and telephone number of any new telecommunications providers. Resident agrees to pay all costs resulting from the alteration and agrees to pay to the Owner/Agent any costs associated with restoring the inside wiring to the condition at the time of move-in, except for reasonable wear and tear. Resident shall hold Owner/Agent harmless and indemnify Owner/Agent as to any mechanic's lien recordation or proceeding caused by Resident.
- 26. ACCEPTANCE OF PREMISES:** Resident has inspected the premises, furnishings and equipment, and has found them to be satisfactory. All plumbing, heating and electrical systems are operative and deemed satisfactory.
- 27. CARE, CLEANING AND MAINTENANCE:** Except as prohibited by law, Resident agrees:
- (a) to keep the premises as clean and sanitary as their condition permits and to dispose of all rubbish, garbage and other waste, in a clean and sanitary manner, unless Owner/Agent has expressly agreed otherwise in writing in an addendum to this Agreement. Resident shall ensure that large boxes are broken apart before being placed in trash containers. Resident shall be responsible, at Resident's expense, for hauling to the dump those items too large to fit in the trash containers. Resident shall not dispose of any flammable liquids, rags or other items soaked with flammable liquids or any other hazardous material in trash containers or bins;
 - (b) to properly use and operate all electrical, gas and plumbing fixtures and keep them as clean and sanitary as their condition permits;
 - (c) to keep the premises and furniture, furnishings and appliances, and fixtures, which are rented for Resident's exclusive use, in good order and condition; that all rooms on the premises and all appliances and fixtures on the premises must be able to be used for their intended purpose(s);
 - (d) not to willfully or wantonly destroy, deface, damage, impair or remove any part of the structure or dwelling unit or the facilities, equipment, or appurtenances thereto or to permit any person on the premises, to do any such thing;
 - (e) to occupy the premises as a residence, utilizing portions thereof for living, sleeping, cooking or dining purposes only which were respectively designed or intended to be used for such purposes.
 - (f) to leave the premises in the same condition as it was received, subject to normal wear and tear, as its condition permits.
 - (g) to return the premises, upon move-out to the same level of cleanliness it was in at the inception of the tenancy.
 - (h) to pay Owner/Agent for costs to repair, replace or rebuild any portion of the premises damaged by the Resident, Resident's guests or invitees.
 - (i) to promptly advise Owner/Agent of any items requiring repair, such as locks or light switches. Resident shall notify the Owner/Agent of any leaks, drips, water fixtures that do not shut off properly, including, but not limited to, a toilet, or other



problems with the water system, including, but not limited to, problems with water-saving devices. Resident shall make repair requests as soon after the defect is noted as is practical.

- (j) to keep doors and windows and access to them unobstructed and to not block them with personal items or otherwise, and to maintain clear pathways into and through each room on the premises. Resident must not otherwise maintain the unit in a manner that prevents necessary access through each room and to all doors and windows, inhibits necessary airflow, acts as a potential haven for pests and mold growth, creates a fire hazard, or prevents rooms from being used for their intended purposes.

28. STORAGE PROHIBITIONS (CHECK ONE)

- No storage outside of the Resident's unit is authorized, permitted, or provided under this Agreement. Resident agrees to keep personal property inside Resident's unit, unless Owner/Agent has expressly agreed otherwise in writing in an addendum to this Agreement. Resident shall refrain from storing gasoline, cleaning solvent or other flammable liquids in the unit. (If neither box is checked, this provision applies.)
- Storage is allowed pursuant to the attached CAA Form 63.0 – Storage Addendum.

29. LANDSCAPING: Resident is is not (check one) responsible for the upkeep of the yard and maintenance of the landscaping, including watering, mowing, weeding and clipping, or please see attached Addendum. Resident shall promptly advise Owner/Agent of any problems with the landscaping, including, but not limited to, dead grass, plants or tree limbs, insect infestations, discolored or yellowing foliage and insufficient irrigation or leaks. Resident may not delegate the responsibilities of this paragraph to any person, including a contractor or other landscaping professional. Resident may not alter the landscaping, or engage in "personal agriculture" without Owner/Agent's prior written permission.

30. SMOKE DETECTION DEVICE: The premises are equipped with a functioning smoke detection device(s), and Resident shall be responsible for testing the device weekly and immediately reporting any problems, maintenance or need for repairs to Owner/Agent. If battery operated, Resident is responsible for changing the detector's battery as necessary. Resident may not disable, disconnect or remove the detector. Owner/Agent shall have a right to enter the premises to check and maintain the smoke detection device as provided by law.

31. CARBON MONOXIDE DETECTION DEVICE: If the premises are equipped with a functioning carbon monoxide detection device(s), Resident shall be responsible for testing the device weekly and immediately reporting any problems, maintenance or need for repairs to Owner/Agent. If battery operated, Resident is responsible for changing the detector's battery as necessary. Resident may not disable, disconnect or remove the detector. Owner/Agent shall have a right to enter the premises to check and maintain the carbon monoxide detection device as provided by law.

32. WAIVER OF BREACH: The waiver by either party of any breach shall not be construed to be a continuing waiver of any subsequent breach. The receipt by Owner/Agent of the rent with the knowledge of any violation of a covenant or condition of this agreement shall not be deemed a waiver of such breach. No waiver by either party of the provisions herein shall be deemed to have been made unless expressed in writing and signed by all parties to this Agreement.

33. JOINT AND SEVERAL LIABILITY: The undersigned Resident(s), whether or not in actual possession of the premises, are jointly and severally liable for all obligations under this Agreement and shall indemnify Owner/Agent for liability arising prior to the return of possession to the Owner/Agent for personal injuries or property damage caused or permitted by Resident(s), their guests, and invitees. This does not waive "Owner/Agent's duty of care" to prevent personal injury or property damage where that duty is imposed by law.

34. RENTERS INSURANCE: Resident's property is not insured by Owner/Agent. Owner/Agent recommends that Resident obtain coverage for Resident's personal property. Resident is not a co-insured and is expressly excluded from coverage under any insurance policy held by Owner/Agent which is now in effect or becomes effective during the term of this Agreement. A renter's liability insurance policy such as the one that may be required below, benefits both the Owner/Agent and the Resident.

(CHECK ONE BOX)

Resident is required to maintain renter's liability insurance for the benefit of the Owner/Agent and the Resident throughout the duration of the tenancy as specified in the attached Renters Insurance Addendum. Resident must provide proof of such insurance to the Owner/Agent on demand.

Resident must obtain insurance:

- within 30 days of the inception of the tenancy.
- prior to occupancy.
- by _____ (date)

Failure to comply with this requirement is a material violation of the Rental/Lease Agreement.

Resident is encouraged but not required to obtain renters liability insurance.



35. ENTRY AND COOPERATION: California law allows Owner/Agent or their employee(s) to enter the premises for certain purposes during normal business hours. The Owner/Agent will provide written notice to the Resident prior to the entry of the dwelling unit whenever required by state law. (Civil Code Section 1954.) Resident's non-compliance with Owner/Agent's lawful request for entry is a material breach of this Agreement that may be cause for immediate termination as provided herein and by law.

If the Premises or the Building is required by any government agency, lender or insurer to undergo repairs or alterations, or in case of other necessary or agreed repairs, Resident agrees to cooperate fully with Owner/Agent so that all such repairs or alterations are made in as expeditious and efficient a manner as possible.

36. BREACH OF LEASE: In the event that Resident breaches this Lease Agreement, Owner/Agent shall be allowed at Owner/Agent's discretion, but not by way of limitation, to exercise any or all remedies provided Owner/Agent by California Civil Code Section 1951.2 and 1951.4. Damages Owner/Agent "may recover" include the worth at the time of the award of the amount by which the unpaid rent for the balance of the term after the time of award, or for any shorter period of time specified in the Lease Agreement, exceeds the amount of such rental loss for the same period that the Resident proves could be reasonably avoided.

37. DESTRUCTION OF OR DAMAGE TO THE PREMISES: In the event the premises are partially or totally damaged or destroyed by fire or other cause, the following will apply:

- If the premises are totally destroyed by fire, earthquake or other casualty, this Agreement will terminate, as of the date on which the damage occurs. However, if the damage or destruction is the result of the negligence of the Resident, or his or her invitees, then the Agreement will not terminate, unless notice is given by the Owner/Agent, specifying the termination date.
- If the premises are only partially damaged, or are temporarily uninhabitable, as determined by Owner/Agent, Owner/Agent will use due diligence to begin the process to repair such damage and restore the premises as soon as possible. If only part of the premises cannot be used, there will be a proportionate reduction of rent until the premises are repaired, to be determined solely by Owner/Agent.

38. SALE OF PROPERTY: In the event of the sale or refinance of the property: If Owner/Agent presents to Resident CAA Form 2.3 - *Resident's Certification of Terms - Estoppel Certification*, or other similar form, Resident agrees to execute and deliver the form acknowledging that this Agreement is unmodified and in full force and effect, or in full force and effect as modified with the consent of Owner/Agent, and stating the modifications, within ten (10) days of written notice. Failure to comply shall be deemed Resident's acknowledgement that the form as submitted by Owner/Agent is true and correct and may be relied upon by any lender or purchaser.

39. 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. 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.

40. CREDIT REPORTS: A negative credit report reflecting on your credit history may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations. Resident expressly authorizes Owner/Agent (including a collection agency) to obtain Resident's consumer credit report, which Owner/Agent may use if attempting to collect past due rent payments, late fees, or other charges from Resident, both during the term of the Agreement and thereafter.

41. SEVERABILITY CLAUSE: If any provision of this Agreement is held illegal or unenforceable in a judicial proceeding, such provision shall be severed and shall be inoperative, and the remainder of this Agreement shall remain operative and binding on the Parties.



42. **ADDENDA:** By initialing as provided below, Resident(s) acknowledge receipt of the following applicable addenda (as checked), copies of which are attached hereto and are incorporated as part of this Agreement.

- | | |
|---|---|
| <input type="checkbox"/> Asbestos Addendum (Form 17.1) | <input type="checkbox"/> Renters Insurance Addendum (Form 12.0-MF) |
| <input checked="" type="checkbox"/> Bed Bug Addendum (Form 36.0) | <input type="checkbox"/> Satellite Dish and Antenna Addendum (Form 2.5) |
| <input type="checkbox"/> CC&Rs Addendum (Form 2.9) | <input type="checkbox"/> Smoke Detector Addendum (Form 27.0) |
| <input type="checkbox"/> Carbon Monoxide Detector (Form 27.1) | <input type="checkbox"/> Smoking Policy Addendum (Form 34.0) |
| <input type="checkbox"/> Clothesline/Drying Rack Addendum (Form 62.0) | <input type="checkbox"/> Spare the Air Addendum (Form 37.0) |
| <input type="checkbox"/> Day Care Addendum (Form 28.0) | <input type="checkbox"/> Storage Addendum (Form 63.0) |
| <input type="checkbox"/> Furniture Inventory (Form 16.1) | <input type="checkbox"/> Unlawful Activity Addendum (Form 2.4) |
| <input type="checkbox"/> Grilling Addendum (Form 35.0) | <input type="checkbox"/> Water Conservation Addendum (Form 40.0) |
| <input type="checkbox"/> Guarantee of Rental/Lease Agreement (Form 41.0) | <input type="checkbox"/> Waterbed Addendum (Form 14.0) |
| <input type="checkbox"/> Lead-Based Paint Addendum (Form LEAD1) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Mold Notification Addendum (Form 2.7) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Move In/Move Out Itemized Statement (Form 16.0) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Periodic Application by Pest Control Operator Addendum (Form 61.5) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Periodic Application of Pesticides by Owner/Agent Addendum (Form 61.4) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Personal Agriculture Addendum (Form 49.0) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Pet Addendum (Form 13.0) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Political Signs Addendum (Form 39.0) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Pool Rules Addendum (Form 15.0) | <input type="checkbox"/> Other _____ |

Resident(s) initials here: L.O

43. **MANDATORY BED BUG NOTICE:** California law requires all Owners/Agents to provide specific information about bed bugs to their Residents. By initialing as provided, Resident(s) acknowledge receipt of the Bedbug Notification Addendum attached hereto.

Resident(s) initials here: L.O

44. **ENTIRE AGREEMENT:** This Agreement, which includes all attachments referred to above, constitutes the entire Agreement between the parties and cannot be modified except in writing and signed by all parties, except as permitted by applicable law. Neither Owner/Agent, nor any agent or employee of Owner/Agent has made any representations or promises other than those set forth herein.

45. **ATTORNEYS' FEES:** If any legal action or proceeding is brought by either party to enforce any part of this Agreement, the prevailing party shall recover, in addition to all other relief, reasonable attorneys' fees and court costs, unless one of the following two boxes is checked:

- the prevailing party shall recover, in addition to all other relief, attorneys' fees not to exceed \$ _____, plus court costs.
- or
- each party shall be responsible for their own attorneys' fees and court costs.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

<u>06-30-19</u> Date	<u>[Signature]</u> Resident	_____ Date	_____ Resident
_____ Date	_____ Resident	_____ Date	_____ Resident
_____ Date	_____ Resident	_____ Date	_____ Resident
_____ Date	_____ Owner/Agent		



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BEDBUG NOTIFICATION ADDENDUM

Page 9
of Agreement

This document is an Addendum and is part of the Rental/Lease Agreement, dated 6-26-19 between
(Date)
SANTA FE AVE, LLC & R. KAS "Owner/Agent" and
(Name of Owner/Agent)
LILIA ORAMPO, CITIQUY ORAMPO "Resident" for the
(List all Residents as listed on the Rental/Lease Agreement)
premises located at 216 W. SANTA FE AVE, Unit # (if applicable) 3
(Street Address)
PLACENTIA, CA 92870
(City) (Zip)

It is our goal to maintain the highest quality living environment for our Residents. The Owner/Agent has inspected the unit prior to lease and knows of no bedbug infestation. Residents have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping can assist with early detection and make bed bug control easier if it is necessary.

1. Previous Infestations

- A Resident shall not bring onto a property personal furnishings or belongings that the Resident knows or should reasonably know are infested with bed bugs, including the personal property of the Resident's guests.

2. Prompt Reporting

- If you find or suspect a bed bug infestation, please notify Owner/Agent as soon as possible, and describe any signs of infestation, so that the problem can be addressed promptly. Please do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from unit to unit.
- Report any maintenance needs immediately. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.
- If you suspect a bedbug infestation, or have other maintenance needs, please provide your notice to:

PHONE - 888-201-0508

ADDRESS - P.O. Box 69271, WEST HOLLYWOOD, CA 90069

3. Information about Bed Bugs

- **Bed bug Appearance:** Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.
- **Life Cycle and Reproduction:** An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days.
- Bed bugs can survive for months without feeding.
- **Bed bug Bites:** Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.



- **Common signs and symptoms of a possible bed bug infestation:**
 - Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls.
 - Molted bed bug skins, white, sticky eggs, or empty eggshells.
 - Very heavily infested areas may have a characteristically sweet odor.
 - Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.
- For more information, see the Internet Websites of the United States Environmental Protection Agency and the National Pest Management Association.
 - <http://www2.epa.gov/bedbugs>
 - <http://www.pestworld.org/all-things-bed-bugs/>

4. Cooperation with Pest Control

- Residents shall cooperate with the inspection including allowing entry to inspect any unit selected by the pest control operator until bed bugs have been eliminated and providing to the pest control operator information that is necessary to facilitate the detection and treatment of bed bugs
- Prior to treatment, affected Residents will receive a written notice including the date(s) and time(s) of treatment, whether and when the Resident is required to be absent from the unit, the deadline for Resident preparation of the unit and a pretreatment checklist with information provided by the pest control operator.
- The Resident shall fulfill his or her responsibilities for unit preparation before the scheduled treatment, as described in the pest control operator's pretreatment checklist.
- Residents shall be responsible for the management of their belongings, including, but not limited to, clothing and personal furnishings.
- If the pest control operator determines that it is necessary for an Owner/Agent or Resident to dispose of items infested with bed bugs, the items shall be securely sealed in a bag that are of a size as to readily contain the disposed material. Bags shall be furnished as needed to Residents by the property owner or pest control operator. All bags shall be clearly labeled as being infested with bed bugs prior to disposal.
- Residents who are not able to fulfill their unit preparation responsibilities shall notify the Owner/Agent at least one business day prior to the scheduled PCO visit for inspection or treatment.
- A Resident must vacate his or her unit if required by the pest control operator for treatment purposes and shall not reenter the unit until directed by the pest control operator to do so.

5. Prevention Recommendations

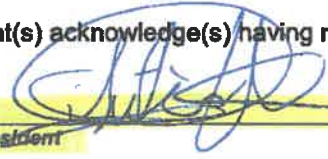
- Resident should check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs before you enter your apartment. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation.
- Thoroughly clean after guests have departed. Immediately after your guests leave, seal bed linens in plastic bags, until they can be washed and dried on high heat. After your guests have departed, inspect bedding, mattresses and box springs, behind headboards, carpet edges and the undersides of sofa cushions for signs of bed bugs.
- Resident should avoid using appliances, electronics and furnishings that have not been thoroughly inspected for the presence of bedbugs. Make sure that the electronics, appliance, or furniture company has established procedures for the inspection and identification of bedbugs or other pests. This process should include inspection of trucks used to transport appliances, electronics, or furniture. Never accept an item that shows signs of bedbugs. Check secondhand furniture, beds, and couches for any signs of bed bug infestation before bringing them home. Never take discarded items from the curbside.



- Use a protective cover that encases mattresses and box springs and eliminates many hiding spots. The light color of the encasement makes bed bugs easier to see. Be sure to purchase a high quality bed bug encasement that will resist tearing and check the encasements regularly for holes.
- Reduce clutter in your home to reduce hiding places for bed bugs.
- Vacuum frequently to remove successful hitchhikers.
- Be vigilant when using shared laundry facilities. Transport items to be washed in plastic bags (if you have an active infestation, use a new bag for the journey home). Remove from dryer directly into bag and fold at home. (A dryer on high heat can kill bed bugs.)

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing:

01-30-19
Date


Resident

Date

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Owner/Agent



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CALIFORNIA
ASSOCIATION
OF REALTORS®

TENANT ESTOPPEL CERTIFICATE
(C.A.R. Form TEC, Revised 4/11)



Tenant: Name: Paulina Aragon
Premises: 216 W Santa Fe Ave, Placentia, CA 92670-5961 #4

To whom it may concern: The undersigned is the Tenant of the above premises and makes the following representations:

- LEASE TERMS:
 - A. If checked) A copy of the Lease is attached hereto.
 - B. Date of the Lease: Move In Date or Year: 2020
 - C. Name of the current Landlord: Santa Fe Ave, LLC
 - D. Name of the current Tenant: Your Name: Paulina Aragon
 - E. Current monthly base rent: \$ 1,050.00
 - F. Security deposit: \$ 1000.00, paid through: CURRENT
 - G. Expiration date of current term: Month to Month Other deposits: \$ 0
 - H. Number and Location of Parking Spaces: First Come First Serve in Rear Parking Pad or Parking in Paid Parking Lot
 - I. Number and Location of Storage Spaces: 0
 - J. Who pays utilities services: Water: Landlord Tenant; Electric: Landlord Tenant; Gas: Landlord Tenant; Waste Disposal: Landlord Tenant; Gardener: Landlord Tenant; Sewer: Landlord Tenant; Other: Landlord Tenant.
 - K. Who owns appliances: Stove: Landlord Tenant; Refrigerator: Landlord Tenant; Washer/Dryer: Landlord Tenant; Microwave: Landlord Tenant; Other: Landlord Tenant.
- The Tenant represents that the original Lease remains in full force and effect and constitutes the entire agreement between Tenant and Landlord, except for the following modifications, amendments, addendums, assignments, extensions, and/or preferential rights or options to purchase/lease: None
- There are no verbal or written agreements or understandings between Landlord and Tenant with respect to the Premises, except as set forth above.
- Tenant is the actual occupant and is in possession of the Leased Premises. Tenant has not assigned, transferred or hypothecated its interest under the Lease. Any construction, build-out, improvements, alterations, or additions to the Premises required under the Lease have been fully completed in accordance with the plans and specifications described in the Lease.
- All obligations of Landlord under the Lease have been fully performed and Landlord is not in default under any term of the Lease. Tenant has no defenses, off-sets or counterclaims to the payment of rent or other amounts due from Tenant to Landlord under the Lease.
- Tenant has not been given any free rent, partial rent, rebates, rent abatements, or rent concessions of any kind, except as follows: None
- Tenant has not filed and is not the subject of any filing for bankruptcy or reorganization under federal bankruptcy laws or similar state laws.
- Tenant represents that Tenant: (a) is not in default of the performance of any obligations under the Lease; (b) has not committed any breach of the Lease; and (c) has not received any notice of default under the Lease, which has not been cured.
- The correct address for notices to Tenant is the Premises above unless otherwise shown below.
- The person signing below represents that he/she is duly authorized by Tenant to execute this Statement in Tenant's behalf.
- Tenant understands that: (a) a lender may make a loan secured in whole or part by the Premises, and that if Lender does so, Lender's action will be in material reliance on this Estoppel Certificate; and/or (b) a buyer may acquire the Premises or the building in which the Premises is located, and if buyer completes the purchase, buyer will do so in material reliance on this Estoppel Certificate.

Date: 2-1-2024

Tenant: [Signature]
 Tenant: _____
 By: _____ Title: _____
 Landlord or Manager
 By: _____ Title: _____

Receipt Acknowledged
Date: _____

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TEC REVISED 4/11 (PAGE 1 OF 1)

TENANT ESTOPPEL CERTIFICATE (TEC PAGE 1 OF 1)

Tenant Information Sheet

Name: Paulina Aragón

Address: 216 W. SANTA FE AVE #4 City/State/Zip: PLACENTIA, CA 92870

Phone number: 657-789-0272 Cell number: _____

E-mail address: BlancaDr99@gmail.com

Social Security #: _____ Drivers License State/#: _____

Auto License #: _____ Color _____ Year _____

Auto Make: _____ Model: _____

Person to contact in case of emergency: Blanca De la Rosa

Phone Number: 657-226-7813 Relationship: Wife/Daughter

Employer Address: _____ City/State/Zip: _____

Contact Person: _____ Phone: _____

Pets: (Yes/No) yes Number of 1 Type: Cotonese

Renters Insurance Policy # (Required) _____

Insurance Name _____ Phone _____

Names for all Occupants who are living in unit.
Additional Information, Multiple Vehicles, etc:

Paulina
Blanca
Oscar
Madison

Sign: [Signature] Date: 07-09-22



APPLICATION TO RENT

Individual applications required from each adult occupant.

Name Paulina Aragon Social Security No. 630 - -
 Driver's License Number (with state) _____ Date of Birth (Month, Day, Year) 10-10-75
 Home Phone (714) 610 0584 Business Phone _____

1.	ADDRESS						
	Present	Reason for moving	Previous	Reason for moving	Next Prev.	Reason for moving	
	3101 Garnet LN	lease ends					

2.	PRESENT OCCUPATION		PRIOR OCCUPATION	
	Occupation	housekeeping	Cleaning	Janitor
Employer	Fulcrton Marriott # CA State University			
Business Address	2701 N. Wood Ave. Fulcrton CA 92831			
Business Phone	714 699 6250			
Name & Title of Superior	Rodrigo			
Current Salary	\$14.80	How Long?	2 years	How Long?

3.	NAME OF BANK	BRANCH ADDRESS	ACCOUNT NUMBERS	
			CKNG	SVNG
	1. CHASE			
	2. CHASE			

4.	CREDITORS NAME	ACCT #	MO. PYMT. AMT.
Blanca de la Rosa			

5.	In case of emergency, notify:			
	Address	Phone	City	Relationship
	1. Elvica	5815 E LA ROMA Anaheim	714 693 1916	Madrim
	2.			Friends

6.	Personal Reference			
	Address	Phone	Length of Acq'ce	Occupation
	1. Maria	Placentia CA	714 587 0273	5 years
	2.			own business

7.	PROPOSED OCCUPANTS		RELATIONSHIP		OCCUPATION	
		Paulina Aragon	Mother		Cleaning	
	Jeckie Aragon	daughter		Restaurant	Wash in the box	
	Blanca de la Rosa Aragon	daughter		Restaurant	Lace bell	

8. Automobile — Make _____ Model Chevrolet Cobalt Year 2009 License Number 8173252
 Motorcycle (other vehicles) _____
 Will you have any pets? yes If so, describe Small
 Will you have any musical instruments? _____ If so, describe _____
 Will you have liquid filled furniture? _____ If so, describe _____ Do you have insurance? _____

9. Applicant represents that statements above made are true and correct and hereby authorizes verification of references to include but not limited to credit checks, unlawful detainer checks and telecredit checks and agrees to furnish additional credit references on request. Applicant agrees to pay for said verification via check made payable to the Apartment Association of Greater Los Angeles, which check shall accompany this Application. Such payment is a part of the application process and is a non-refundable charge for the administrative costs of application consideration.

The undersigned makes application to rent housing accommodations designated as:

Apt. No. _____ Located at _____
 Date _____, 19____ Applicant _____
 Time _____



#5

Tenant: Name: Judith Hernandez
Premises: 216 W Santa Fe Ave, Placentia, CA 92870-5961 #5

To whom it may concern: The undersigned is the Tenant of the above premises and makes the following representations:

1. LEASE TERMS:
 - A. If checked) A copy of the Lease is attached hereto.
 - B. Date of the Lease: Move In Date or Year: 2009
 - C. Name of the current Landlord: Santa Fe Ave, LLC
 - D. Name of the current Tenant: Your Name:
 - E. Current monthly base rent: \$ 1,050.00, paid through: CURRENT
 - F. Security deposit: \$ 650.00 Other deposits: \$ 0
 - G. Expiration date of current term: Month to Month
 - H. Number and Location of Parking Spaces: First Come First Serve in Rear Parking Pad or Parking in Paid Parking Lot
 - I. Number and Location of Storage Spaces: 0
 - J. Who pays utilities services: Water: Landlord Tenant; Electric: Landlord Tenant; Gas: Landlord Tenant; Waste Disposal: Landlord Tenant; Gardener: Landlord Tenant; Sewer: Landlord Tenant; Other: Landlord Tenant.
 - K. Who owns appliances: Stove: Landlord Tenant; Refrigerator: Landlord Tenant; Washer/Dryer: Landlord Tenant; Microwave: Landlord Tenant; Other: Landlord Tenant.
2. The Tenant represents that the original Lease remains in full force and effect and constitutes the entire agreement between Tenant and Landlord, except for the following modifications, amendments, addendums, assignments, extensions, and/or preferential rights or options to purchase/lease: None

3. There are no verbal or written agreements or understandings between Landlord and Tenant with respect to the Premises, except as set forth above.
4. Tenant is the actual occupant and is in possession of the Leased Premises. Tenant has not assigned, transferred or hypothecated its interest under the Lease. Any construction, build-out, improvements, alterations, or additions to the Premises required under the Lease have been fully completed in accordance with the plans and specifications described in the Lease.
5. All obligations of Landlord under the Lease have been fully performed and Landlord is not in default under any term of the Lease. Tenant has no defenses, off-sets or counterclaims to the payment of rent or other amounts due from Tenant to Landlord under the Lease.
6. Tenant has not been given any free rent, partial rent, rebates, rent abatements, or rent concessions of any kind, except as follows: None
7. Tenant has not filed and is not the subject of any filing for bankruptcy or reorganization under federal bankruptcy laws or similar state laws.
8. Tenant represents that Tenant: (a) is not in default of the performance of any obligations under the Lease; (b) has not committed any breach of the Lease; and (c) has not received any notice of default under the Lease, which has not been cured.
9. The correct address for notices to Tenant is the Premises above unless otherwise shown below.
10. The person signing below represents that he/she is duly authorized by Tenant to execute this Statement in Tenant's behalf.
11. Tenant understands that: (a) a lender may make a loan secured in whole or part by the Premises, and that if Lender does so, Lender's action will be in material reliance on this Estoppel Certificate; and/or (b) a buyer may acquire the Premises or the building in which the Premises is located, and if buyer completes the purchase, buyer will do so in material reliance on this Estoppel Certificate.

Date: 2-1-2024
 Tenant: Judith Hernandez
 Tenant: _____
 By _____ Title _____
 Landlord or Manager _____
 By _____ Title _____

Receipt Acknowledged
Date: _____

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#5

Tenant Information Sheet

Name: Erik Ruiz

Address: 216 w. santa fe ave ^{apt 5} City/State/Zip: Placentia/CA/92871

Phone number: 714-986-0206 Cell number: 714-986-0206

E-mail address: Carina.ruiz.vhs@gmail.com

Social Security #: _____ Drivers License State/ #: Y4508116

Auto License #: 6AYP998 Color Silver Year 2005

Auto Make: _____ Model: Chrysler 300

Person to contact in case of emergency: Elvira Mejia

Phone Number: 714-851-1818 Relationship: Wife

Employer Address: _____ City/State/Zip: Placentia, CA, 92870

Contact Person: _____ Phone: _____

Pets: (Yes/No) _____ Number of _____ Type: _____


Renters Insurance Policy # (Required) _____

Insurance Name _____ Phone _____

Names for all Occupants who are living in unit.
Additional Information, Multiple Vehicles, etc:

Erik Ruiz, Elvira Mejia, Carina Ruiz,
Daniel Ruiz & Evelyn Ruiz.

1 vehicle

Sign:  Date: 5/10/2017

PETTY CASH

AMOUNT \$ 5
NO 5
DATE 7/7/19
ACCOUNT NO
APPROVED BY
RECEIVED BY *M*

FOR \$1000
#5 rent
July
2019

PRESORTED

12-13
A-1150
T-4100



CONTRATO DE ALQUILER

EL PRESENTE CONTRATO se celebra el (a los) _____ de _____ de _____ entre
(día/mes/año)
LEE YAMAMOTO OL ASSIGNEE el "Propietario/Representante",
(nombre del Propietario/Representante)

cuyo domicilio y número de teléfono son _____ y
(domicilio y número de teléfono del Propietario/Representante)
FLIK RUIZ el "Inquilino".
(nombre del Inquilino)

LAS PARTES ACUERDAN LO SIGUIENTE:

1. UNIDAD EN ALQUILER: Sujeto a los términos y condiciones del presente Contrato, el Propietario alquila al Inquilino y el Inquilino le alquila al Propietario, para uso exclusivamente residencial, la unidad ubicada en:
216 W. SANTA FE AVE, Núm de la Unidad (si procede) 45, en
(domicilio)
RACENTA, CA, 92870
(ciudad) (zona postal)

2. ALQUILER: El alquiler se vence por adelantado el día ULTIMO de cada mes por la suma de \$ 650.00
mensual, a partir del FEBRERO 1, 2009, pagadera en 216 W. SANTA FE AVE, RACENTA, CA.
(fecha) (domicilio en donde se deben hacer los pagos)

Los pagos que se hagan personalmente se pueden entregar al Propietario/Representante entre las _____ y las _____ horas los siguientes días de la semana:

Lunes _____ a _____ Martes _____ a _____ Miércoles _____ a _____ Jueves _____ a _____
 Viernes _____ a _____ Sábado _____ a _____ Domingo _____ a _____

Otro CADA PRIMERO DE MES

Métodos aceptables de pago: Cheque personal Cheque de caja Giro postal Transferencia electrónica de fondos/crédito (para los detalles consulte al Propietario/Representante) y Dinero en efectivo

Si el alquiler se paga después del día PRIMERO del mes, se hará un recargo de \$ 25.00. Las partes acuerdan que esta multa por atraso presuntamente representa el monto de los daños y perjuicios sufridos a causa del pago tardío del alquiler. Sería poco práctico o extremadamente difícil fijar el monto de los daños y perjuicios reales. Esta suma representa un esfuerzo razonable del Propietario o Representante de calcular un promedio de compensación justa por cualquier pérdida sufrida como resultado del pago tardío del alquiler. De conformidad con las leyes de California, si el Inquilino pasa un cheque sin suficientes fondos, el Inquilino tendrá la responsabilidad de pagar al Propietario/Representante la cantidad del cheque y un cargo de servicio de \$ _____, que no sea mayor de \$25 por el primer cheque sin suficientes fondos, y de \$35 para los cheques subsiguientes sin suficientes fondos. El Propietario/Representante puede rechazar un cheque personal como forma de pago de la renta para remediar una Notificación de tres días para pagar la renta o Abandonar la unidad.

3. DEPÓSITO DE GARANTÍA: El Inquilino hará un depósito al Propietario/Representante, como depósito de garantía, por la cantidad de \$ _____ antes de entrar en posesión de la unidad _____, o a más tardar el _____. El Inquilino no utilizará dicho depósito para pagar ningún mes de alquiler. El Propietario/Representante podrá retener el depósito de garantía sólo por aquellas cantidades que sean razonablemente necesarias para reparaciones por el incumplimiento del Inquilino que incluyen, entre otras:

- el incumplimiento del pago del alquiler
- la reparación por los daños a la unidad causados por el Inquilino, aparte del uso y desgaste naturales; y/o
- la limpieza de la unidad, si es necesario, al término del alquiler para devolver la unidad al mismo nivel de limpieza en que se encontraba al inicio del alquiler; y/o
- la restauración, el reemplazo o la devolución de bienes muebles o pertenencias personales, aparte del uso y desgaste naturales.



A más tardar 21 días calendario después de que haya recuperado posesión de la unidad, el Propietario/Representante le devolverá al Inquilino el saldo restante de dicho depósito de garantía.

4. VIGENCIA: La vigencia del presente Contrato es por un plazo de _____ a partir del FEBRERO 1, 2009 hasta el MARZO 1, 2009, fecha en que dicho _____ (plazo) _____ (fecha)

Contrato terminará sin necesidad de ninguna notificación adicional. Toda posesión sucesiva de la unidad dará como resultado que el Inquilino tenga la obligación de pagar al Propietario/Representante por los daños diarios por el alquiler equivalentes al valor equitativo de alquiler vigente de la unidad, dividido entre 30. Se creará una tenencia de un inmueble "de mes a mes" sujeta a los términos y condiciones del presente sólo si el Propietario/Representante acepta alquiler del Inquilino posteriormente y, si es así, éste podrá rescindir el presente Contrato después de entregar por escrito al Propietario/Representante con 30 días de anticipación una Notificación de Término del Contrato. Excepto en los casos en que la ley lo prohíba, el Propietario/Representante podrá rescindir dicho contrato de alquiler de "mes a mes" si envía al Inquilino una notificación escrita de rescisión del contrato con 60 días de anticipación. Sin embargo, la sección 1946.1 del Código Civil estipula que "si un locatario o inquilino ha residido en la vivienda por menos de un año", el Propietario/Representante podrá rescindir el contrato de alquiler luego de notificar al Inquilino por escrito y con 30 días de anticipación.

5. SERVICIOS PÚBLICOS: El Inquilino pagará por todos los servicios públicos y cargos, si los hubiera, pagaderos o basados en la ocupación del Inquilino, excepto: gas, eléctrico, agua. El Inquilino deberá tener los siguientes servicios públicos conectados en todo momento durante el término del alquiler (marcar los que correspondan): Gas Energía eléctrica Agua Recolección de basura Alcantarillado Otro: _____. La suspensión de los servicios públicos debida a la falta de pago constituye una violación material de este Contrato.

6. PAGO EN EFECTIVO: El Propietario/Representante puede exigir o requerir que el pago del alquiler o del depósito de garantía se realice exclusivamente en efectivo, si el Inquilino ha intentado previamente pagarle con un cheque sin fondos, o si ha girado instrucciones al librado para detener el pago de un cheque, giro u orden de pago del dinero. Si el Propietario/Representante opta por exigir o requerir el pago en dinero efectivo bajo estas circunstancias, deberá notificar al Inquilino por escrito, informándole que el instrumento de pago no fue honrado y que el Inquilino deberá pagar en efectivo durante el período que el Propietario/Representante determine, el cual no puede excederse de tres meses, y adjuntar a la notificación una copia del instrumento rechazado.

7. INQUILINOS: Sólo podrán residir en la unidad la persona o personas que se indican a continuación:

<u>Erik Ruiz</u> <u>11-10-76</u>	<u>Daniel Ruiz</u> <u>6-11-01</u>
Nombre Fecha de nacimiento	Nombre Fecha de nacimiento
<u>Elvira Melia</u> <u>3-98-73</u>	<u>Carina Ruiz</u> <u>3-8-99</u>
Nombre Fecha de nacimiento	Nombre Fecha de nacimiento

8. PROHIBICIONES: Se prohíbe tener en la unidad, o cerca de la misma, mascotas, camas de agua o muebles llenos de líquidos o _____ sin el permiso previo por escrito del Propietario/Representante como apéndice del presente Contrato.

9. POSESIÓN PACÍFICA Y TRANQUILA: El Inquilino respetará todas las leyes u ordenanzas penales o civiles cuando use y ocupe la unidad, y no arrojará desperdicios ni creará molestias, irritación, inconvenientes o interferencias para ningún otro Inquilino o vecino. Actuar de alguna de esas maneras puede dar como resultado la rescisión inmediata del presente Contrato conforme se estipula en el mismo y por ley.

10. REPARACIONES Y ALTERACIONES: Excepto en los casos que se prohíba por ley, el Inquilino no hará reparaciones, decoraciones ni alteraciones sin el consentimiento previo y por escrito del Propietario/Representante. El Inquilino notificará al Propietario/Representante por escrito de cualquier reparación o alteración que proyecta realizar. Entre las decoraciones se incluye, entre otras actividades, pintar y poner papel tapiz. El Inquilino exonerará de responsabilidades e indemnizará al Propietario/Representante en lo relativo a cualquier registro o procedimiento de embargo de constructor que cause el Inquilino. Éste no podrá efectuar ninguna modificación del alambrado interior de cable o teléfono (por ejemplo, cuando cambie de proveedores de telecomunicaciones o agregue líneas telefónicas) sin el consentimiento previo por escrito del Propietario/Representante. El aviso incluirá el nombre, domicilio y número de teléfono de cualquier proveedor de telecomunicaciones nuevo. El Inquilino está de acuerdo en pagar todos los costos resultado de la modificación y en pagar al Propietario/Representante todos los costos relacionados con la devolución del alambrado interior a la condición en el momento de que la mudanza a la vivienda, excepto en el caso del uso y desgaste razonables.



11. **ACEPTACIÓN DE LA UNIDAD:** El Inquilino ha inspeccionado la unidad, mobiliario y equipo, y los ha encontrado en condiciones satisfactorias. Todos los sistemas de plomería, calefacción y electricidad están funcionando y se consideran que su condición es satisfactoria.
12. **CUIDADO, LIMPIEZA, MANTENIMIENTO Y SEGURO:** El Inquilino está de acuerdo en dejar la unidad en las mismas condiciones en que la haya recibido, con excepción del uso y desgaste naturales. Excepto en los casos que se prohíba por ley, el Inquilino mantendrá en buen funcionamiento y buenas condiciones tanto la unidad como los muebles, mobiliario y aparatos, e instalaciones que se alquilen para uso exclusivo del Inquilino. Cuando se mude de la unidad, el Inquilino está de acuerdo en dejarla en el mismo nivel de limpieza en que se encontraba al inicio del alquiler. El mantenimiento del patio y los jardines es no es (marque una) responsabilidad del Inquilino. Éste pagará al Propietario/Representante los costos de reparación, reemplazo o reconstrucción de cualquier parte de la unidad que dañen el Inquilino o sus huéspedes o invitados. El Propietario/Representante no asegura los bienes del Inquilino. Éste no tiene coseguro y queda expresamente excluido de cualquier póliza de seguro del Propietario/Representante vigente actualmente o que entre en vigor durante la vigencia del presente Contrato.
13. **RENUNCIA DE INCUMPLIMIENTO CONTRACTUAL:** La renuncia por una de las partes de un incumplimiento contractual no se interpretará como una renuncia continuada de cualquier incumplimiento subsiguiente. El hecho de que el Propietario reciba el alquiler teniendo conocimiento de un incumplimiento de uno de los acuerdos o condiciones en el presente no se considerará como una renuncia de dicho incumplimiento. No se considerará ninguna renuncia a las disposiciones en el presente como formulada por una de las partes excepto si se manifiesta por escrito y la firman todas las partes que celebran el presente Contrato de Alquiler.
14. **RESPONSABILIDAD SOLIDARIA:** El Inquilino o Inquilinos suscritos, tengan o no la posesión real de la unidad, son responsables solidariamente de todas las obligaciones estipuladas en el presente Contrato de alquiler y deberán indemnizar al Propietario/Representante por obligaciones que surjan antes del término del Contrato de Alquiler por lesiones corporales o daños materiales que causen o permitan el Inquilino o Inquilinos, sus huéspedes e invitados. Con lo cual no se renuncia al "deber de diligencia de Propietario/Representante" de prevenir lesiones corporales o daños materiales en los casos en que se imponga dicho deber por ley.
15. **ENTRADA:** Las leyes de California permiten al Propietario/Representante o a su empleado o empleados entrara a la unidad con determinados fines en horas hábiles. El Propietario/Representante entregará notificación por escrito al Inquilino antes de entrar a la vivienda siempre que lo requieran las leyes estatales. (Sección 1954 del Código Civil.) Si el Inquilino no cumple con la solicitud lícita del Propietario/Representante de entrar se considera como un incumplimiento sustancial del presente Contrato que puede resultar en la rescisión inmediata del mismo conforme se estipula en el presente y por ley.
16. **SUBARRIENDO Y CESIÓN:** No se permite subarrendar ninguna parte de la unidad ni ceder el presente Contrato. Todo intento de subarriendo o cesión por parte del Inquilino será, a opción del Propietario/Representante, un incumplimiento irremediable del presente Contrato y resultará en la rescisión inmediata del mismo conforme se estipula en el presente y por ley.
17. **INCUMPLIMIENTO DEL CONTRATO:** En caso de que el Inquilino no cumpla con el presente Contrato de Alquiler, el Propietario/Representante podrá ejercer, según su propio criterio, pero no como una limitación, todos y cada uno de los recursos estipulados en las Secciones 1951.2 y 1951.4 del Código Civil de California. Entre los daños por los cuales el Propietario/Representante "puede recibir indemnización" se incluye el valor, en el momento de la adjudicación, de la cantidad en que el alquiler impago del saldo del plazo después del momento de la adjudicación, o por cualquier otro período menor especificado en el Contrato de Alquiler, sea mayor de la cantidad de dicha pérdida del alquiler en el mismo período que el Inquilino compruebe que se pueda evitar razonablemente.
18. **VENTA DE LA PROPIEDAD:** En caso de que se venda o refinance la propiedad: Si el Propietario/Representante entrega al Inquilino un "Certificado de Términos del Inquilino - Certificado de Preclusión" o cualquier otra forma semejante al Certificado de Preclusión, el Inquilino está de acuerdo en firmar y entregar el certificado en el que reconoce que no se ha modificado el presente Contrato de Alquiler y que sigue en vigor y efecto plenos, o que está en vigor y efecto plenos con las modificaciones con el consentimiento del Propietario/Representante, y en el cual se indican dichas modificaciones, en un plazo de diez (10) días a partir de la fecha de la notificación por escrito. No cumplir se considerará como el reconocimiento por parte del Inquilino de que el certificado, en la forma presentada por el Propietario/Representante, es fiel y correcta y que el prestamista o comprador puede confiar en el mismo.
19. **DETECTOR DE HUMO:** La unidad contará con un detector o detectores de humo en buenas condiciones de funcionamiento y el Inquilino tendrá la responsabilidad de probarlo semanalmente y de reportar de inmediato al Propietario/Representante cualquier problema, mantenimiento o necesidad de reparaciones. Si el detector funciona con pilas, el Inquilino tiene la responsabilidad de cambiarlas cuando sea necesario. El Propietario/Representante tendrá el derecho de entrar a la unidad para revisar y dar mantenimiento al detector de humo conforme se requiere por ley.



20. NOTIFICACIÓN: Según la Sección 290.46 del Código Penal, la información acerca de los delincuentes sexuales inscritos especificados está a disposición del público a través de un sitio web auspiciado por el Departamento de Justicia, en www.meganslaw.ca.gov. Dependiendo de los antecedentes penales del delincuente, dicha información puede incluir ya sea el domicilio del delincuente, o la comunidad residencial y código postal donde vive
21. APÉNDICES: Con sus iniciales en donde se indica, el Inquilino acusa recibo de los siguientes apéndices que procedan, según se indica, y copias de los cuales se adjuntan e incorporan como parte del presente Contrato.

_____ Normas y reglamentos para el Inquilino	_____ Contrato del detector de humo	_____ Condiciones, acuerdos y restricciones
_____ Descripción detallada de la mudanza	_____ Contrato de mascotas	_____ Apéndice de Actividades Ilegales
_____ Aviso de control de insectos	_____ Apéndice del asbesto	_____ Folleto de la Propuesta 65
_____ Apéndice de la antena parabólica	_____ Apéndice de información sobre plomo	_____ Otro: _____
_____ Reglamento de la piscine	_____ Apéndice del moho	_____ Otro: _____

22. CONTRATO INDIVISIBLE: El presente Contrato, el cual incluye todos los apéndices antes mencionados, constituye el Contrato indivisible celebrado entre las partes y no se puede modificar, excepto si se hace por escrito y lo firman todas las partes. Ni el Propietario/Representante ni ningún representante o empleado del Propietario/Representante ha hecho ninguna declaración o promesa aparte de lo que expresado en el presente.
23. INFORMES CREDITICIOS: Se podrá entregar a una agencia de informes de crédito un informe crediticio negativo que aparezca en el historial de crédito del Inquilino si éste no cumple con los términos de sus obligaciones crediticias. El Inquilino autoriza expresamente al Propietario/Representante (incluida una agencia de cobranzas) para que obtenga el informe de crédito del Inquilino, que el Propietario/Representante podrá utilizar si trata de cobrarle al Inquilino pagos vencidos del alquiler, recargos u otros cargos, tanto durante la vigencia del Contrato como después del término del mismo.
24. GASTOS LEGALES: Si una de las partes inicia una acción o procedimiento legal para hacer valer una de las partes del presente Contrato, la parte vencedora en la acción o procedimiento obtendrá compensación, además de otras reparaciones, por los honorarios de los abogados y costos judiciales razonables, a menos que se marque una las de estas dos casillas:
- La parte vencedora en la acción o procedimiento obtendrá compensación, además de otras reparaciones, por los honorarios de los abogados que no excedan de _____, además de los costos judiciales o bien
- Cada una de las partes cubrirá sus propios gastos de los honorarios de los abogados y los costos judiciales.

El Inquilino o Inquilinos suscritos reconocen haber leído y entendido el documento previo y acusan recibo de una copia original.

1-5-09
Fecha

Erik Ruiz
Inquilino

Fecha

Elvira Mejia
Inquilino

Fecha

Carina L. Ruiz
Inquilino

1-5-09
Fecha

Daniel E. Ruiz
Inquilino

Fecha

Propietario/Representante





CALIFORNIA
ASSOCIATION
OF REALTORS®

TENANT ESTOPPEL CERTIFICATE
(C.A.R. Form TEC, Revised 4/11)



6

Tenant: Name: *Arcely Madrigal*
Premises: 216 W Santa Fe Ave, Placentia, CA 92870-5961 # 6

To whom it may concern: The undersigned is the Tenant of the above premises and makes the following representations:

1. LEASE TERMS:

- A. (If checked) A copy of the Lease is attached hereto.
- B. Date of the Lease: Move In Date or Year: 2021
- C. Name of the current Landlord: Santa Fe Ave, LLC
- D. Name of the current Tenant: Your Name:
- E. Current monthly base rent: \$ 1575.00, paid through: CURRENT
- F. Security deposit: \$ 1500.00 Other deposits: \$ 0
- G. Expiration date of current term: Month to Month

H. Number and Location of Parking Spaces: First Come First Serve in Rear Parking Pad or Parking in Paid Parking Lot

I. Number and Location of Storage Spaces: 0

J. Who pays utilities services: Water: Landlord Tenant; Electric: Landlord Tenant; Gas: Landlord Tenant; Waste Disposal: Landlord Tenant; Gardener: Landlord Tenant; Sewer: Landlord Tenant; Other: Landlord Tenant.

K. Who owns appliances: Stove: Landlord Tenant; Refrigerator: Landlord Tenant; Washer/Dryer: Landlord Tenant; Microwave: Landlord Tenant; Other: Landlord Tenant.

2. The Tenant represents that the original Lease remains in full force and effect and constitutes the entire agreement between Tenant and Landlord, except for the following modifications, amendments, addendums, assignments, extensions, and/or preferential rights or options to purchase/lease: None

- 3. There are no verbal or written agreements or understandings between Landlord and Tenant with respect to the Premises, except as set forth above.
- 4. Tenant is the actual occupant and is in possession of the Leased Premises. Tenant has not assigned, transferred or hypothecated its interest under the Lease. Any construction, build-out, improvements, alterations, or additions to the Premises required under the Lease have been fully completed in accordance with the plans and specifications described in the Lease.
- 5. All obligations of Landlord under the Lease have been fully performed and Landlord is not in default under any term of the Lease. Tenant has no defenses, off-sets or counterclaims to the payment of rent or other amounts due from Tenant to Landlord under the Lease.
- 6. Tenant has not been given any free rent, partial rent, rebates, rent abatements, or rent concessions of any kind, except as follows: None
- 7. Tenant has not filed and is not the subject of any filing for bankruptcy or reorganization under federal bankruptcy laws or similar state laws.
- 8. Tenant represents that Tenant: (a) is not in default of the performance of any obligations under the Lease; (b) has not committed any breach of the Lease; and (c) has not received any notice of default under the Lease, which has not been cured.
- 9. The correct address for notices to Tenant is the Premises above unless otherwise shown below.
- 10. The person signing below represents that he/she is duly authorized by Tenant to execute this Statement in Tenant's behalf.
- 11. Tenant understands that: (a) a lender may make a loan secured in whole or part by the Premises, and that if Lender does so, Lender's action will be in material reliance on this Estoppel Certificate; and/or (b) a buyer may acquire the Premises or the building in which the Premises is located, and if buyer completes the purchase, buyer will do so in material reliance on this Estoppel Certificate.

Date: 2-1-2024

Tenant: *Arcely Madrigal*
Name: *Arcely*

By _____ Title _____

Receipt Acknowledged

Landlord or Manager

Date: _____

By _____ Title _____

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TEC REVISED 4/11 (PAGE 1 OF 1)

TENANT ESTOPPEL CERTIFICATE (TEC PAGE 1 OF 1)



Tenant Information Sheet

Name: Arcely Madrigal
Address: 216 W SANTA FE AVE # 6 City/State/Zip: PLACENTIA, CA 92870

Phone number: (714) 366-4603 Cell number: (714) 366-4603

E-mail address: arcelymadrigal@yahoo.com

Social Security #: 619-90-8410 Drivers License State/#: F7802094

Auto License #: 8XXG840 Color white Year 2021

Auto Make: 2021 Model: Subaru Forester

Person to contact in case of emergency: Olga

Phone Number: (714) 906-2289 Relationship: Aunt

Employer Address: Fullerton City/State/Zip: Fullerton CA

Contact Person: Francisca Phone: (714) 398-9784

Pets: (Yes/No) Yes Number of 1 Type: Dog

Renters Insurance Policy # (Required) 200973300

Insurance Name Farmers Phone (714) 817-0020

Names for all Occupants who are living in unit.

Additional Information, Multiple Vehicles, etc:

Ezekiel Romero Rosalita Romero

Sign: Arcely Madrigal Date: 07/05/22

6

Tenant Information Sheet

Name: Arelly Madrigal

Address: 212 W. Winston Rd City/State/Zip: Anahiem CA 92805

Phone number: (714) 471-1079 Cell number: (714) 366-4603

E-mail address: arelymadrigal@yahoo.com

Social Security #: 619-90-8410 Drivers License State/#: F7802094

Auto License #: 8UMW88 Color Navy blue Year 2016

Auto Make: 2016 Model: Chevy Cruze

Person to contact in case of emergency: Olga (714) 906-2289

Phone Number: (714) 906-2289 Relationship: Aunt

Employer Address: N/A City/State/Zip: N/A

Contact Person: Nayeli Phone: (714) 906-5727

Pets: (Yes/No) NO Number of N/A Type: N/A

Renters Insurance Policy # (Required) N/A

Insurance Name N/A Phone N/A

Additional Information, Multiple Vehicles, etc: N/A

Sign: arely madrigal Date: 08/22/21

SOLICITUD PARA ALQUILAR
(REQUERIDO SOLICITUD INDIVIDUAL DE CADA ADULTO OCUPANTE)

Nombre MARITZA HERNANDEZ Número de Seguro Social 609347918

Número de Teléfono de casa _____ Número de Licencia de Manejar A3269124

Fecha de Nacimiento (Mes, Día, Año) 10.5.59

1. Domicilio	Ciudad	Zip	Dueño o Gerente	Teléfono	Desde	Hasta
Presente <u>ARADFOR PLACENTIA</u>	<u>928</u>	<u>928</u>	<u>MARIA SAIDAL</u>	<u>714 870 0457</u>		
Razón de mudarse <u>busco algo mejor</u>						
Previo domicilio						
Razón de mudarse						
Previo domicilio						
Razón de mudarse						

2. Ocupación presente	Ocupación previa
<u>desabilite</u>	
Lugar de Empleo	
Domicilio de empleo	
Teléfono de empleo	
Nombre y título de Superior	
Salario presente <u>9.99</u>	¿Cuánto tiempo? <u>LA 70</u>

3. Nombre de Banco	Domicilio de Sucursal	Número de cuenta corriente:
<u>AMERICA</u>	<u>70 BALBUENA</u>	
		Corriente:
		De Ahorros: <u>cheques</u>

4. Nombre de Acreedor	Domicilio	Teléfono	Mes	Día	Cantidad

5. En caso de emergencia, notificar:	Domicilio	Ciudad	Teléfono	Relación
<u>ROSA HERNANDEZ</u>			<u>657 220 903</u>	<u>AMIGA</u>

6. Referencia Personal	Domicilio	Teléfono	Tiempo de conocimiento	Ocupación
<u>MARIBEL CONTRERAS</u>	<u>216 W SAIDAL</u>	<u>714 759 1570</u>	<u>10 AÑOS</u>	<u>LIMPIA CASAS</u>

7. Ocupantes Propuestos	Relación	Ocupación
<u>ANGELINA MARTINEZ</u>	<u>AMIGA</u>	<u>LIMPIA CASAS</u>

8. Automovil	Modelo	Año	Número de Licencia
<u>SUGAMA</u>	<u>206</u>		<u>5TUB 767</u>

(Bicicleta) o (motocicleta) (otros vehículos)	¿Va a tener muebles (de substancia líquida?)	Descripción	¿Tiene seguro?
			<u>SI</u>

9. El solicitante representa que dichas declaraciones son verdaderas y exactas y por este medio autoriza la verificación de referencias que incluyan pero no limiten el de certificar credito, cheques ilegales detenidos, y cheques de telecredito, y concuerden proveer referencias adicionales al ser solicitadas, y renuncia cualquier demanda contra las personas que provean tal verificación. El aplicante concuerda en pagar por tal verificación si lo es necesario.

El firmante hace solicitud para alquilar alojamiento designado como:

Apt. No. _____ Localizada en _____

Fecha _____ Solicitante MARITZA HERNANDEZ

California

DRIVER LICENSE

FEDERAL LIMITS APPLY



Martha Hernandez

DL A3269124

CLASS C

EXP 10/05/2025

END NONE

LN HERNANDEZ GONZALEZ

FN MARTHA
205 S BRADFORD AVE
PLACENTA, CA 92870

DOB 10/05/1959

RSTR-CORR LENS

10051959

SEX F

HAIR BLK

EYES BRN

HGT 5-00"

WGT 248 LB

ISS

DD 09/18/2020 0703/DOFD/25

09/18/2020

IDENTIFICATION CARD



ID **F7802094**

EXP **05/23/2021**

DOB **05/23/1996**

AGE 21 IN 2017

arely madrigal

05231996

LN MADRIGAL ALEJANDRES

FN ARELY

809 W CHAPMAN AVE

PLACENTIA, CA 92870

SEX F

HAIR BLN

EYES BRN

HGT 5'-05"

WGT 135 lb

Caudry



CALIFORNIA ASSOCIATION OF REALTORS®

COMMERCIAL LEASE AGREEMENT (C.A.R. Form CL, Revised 12/15)



COLDWELL BANKER REALTY

Date (For reference only): April 16, 2018

Santa Fe Ave. LLC Richard Kas

(Landlord) and (Tenant) agree as follows:

1. PROPERTY: Landlord rents to Tenant and Tenant rents from Landlord, the real property and improvements described as: 216 W. Santa Fe Ave. Suite A, Placentia, CA 92870 (Premises), which comprise approximately 100.000 % of the total square footage of rentable space in the entire property. See exhibit for a further description of the Premises.

2. TERM: The term begins on (date) May 1, 2018 (Commencement Date), (Check A or B):

- A. Lease: and shall terminate on (date) April 30, 2021 at 11:59 PM. Any holding over after the term of this agreement expires, with Landlord's consent, shall create a month-to-month tenancy that either party may terminate as specified in paragraph 2B. Rent shall be at a rate equal to the rent for the immediately preceding month, payable in advance. All other terms and conditions of this agreement shall remain in full force and effect.
B. Month-to-month: and continues as a month-to-month tenancy. Either party may terminate the tenancy by giving written notice to the other at least 30 days prior to the intended termination date, subject to any applicable laws. Such notice may be given on any date.
C. RENEWAL OR EXTENSION TERMS: See attached addendum

3. BASE RENT:

- A. Tenant agrees to pay Base Rent at the rate of (CHECK ONE ONLY):
(1) \$3,200.00 per month, for the term of the agreement.
(2) \$ per month, for the first 12 months of the agreement. Commencing with the 13th month, and upon expiration of each 12 months thereafter, rent shall be adjusted according to any increase in the U.S. Consumer Price Index of the Bureau of Labor Statistics of the Department of Labor for All Urban Consumers ("CPI") for (the city nearest the location of the Premises), based on the following formula: Base Rent will be multiplied by the most current CPI preceding the first calendar month during which the adjustment is to take effect, and divided by the most recent CPI preceding the Commencement Date. In no event shall any adjusted Base Rent be less than the Base Rent for the month immediately preceding the adjustment. If the CPI is no longer published, then the adjustment to Base Rent shall be based on an alternate index that most closely reflects the CPI.
(3) \$ per month for the period commencing and ending and \$ per month for the period commencing and ending and \$ per month for the period commencing and ending
(4) In accordance with the attached rent schedule.
(5) Other:
B. Base Rent is payable in advance on the 1st (or) day of each calendar month, and is delinquent on the next day.
C. If the Commencement Date falls on any day other than the first day of the month, Base Rent for the first calendar month shall be prorated based on a 30-day period. If Tenant has paid one full month's Base Rent in advance of Commencement Date, Base Rent for the second calendar month shall be prorated based on a 30-day period.

4. RENT:

- A. Definition: ("Rent") shall mean all monetary obligations of Tenant to Landlord under the terms of this agreement, except security deposit.
B. Payment: Rent shall be paid to (Name) Santa Fe Ave. LLC at (address) location specified by Landlord in writing to Tenant.
C. Timing: Base Rent shall be paid as specified in paragraph 3. All other Rent shall be paid within 30 days after Tenant is billed by Landlord.

5. EARLY POSSESSION: Tenant is entitled to possession of the Premises on

If Tenant is in possession prior to the Commencement Date, during this time (i) Tenant is not obligated to pay Base Rent, and (ii) Tenant is not obligated to pay Rent other than Base Rent. Whether or not Tenant is obligated to pay Rent prior to Commencement Date, Tenant is obligated to comply with all other terms of this agreement.

6. SECURITY DEPOSIT:

- A. Tenant agrees to pay Landlord \$3,200.00 as a security deposit. Tenant agrees not to hold Broker responsible for its return. (IF CHECKED:) if Base Rent increases during the term of this agreement, Tenant agrees to increase security deposit by the same proportion as the increase in Base Rent.
B. All or any portion of the security deposit may be used, as reasonably necessary, to: (i) cure Tenant's default in payment of Rent, late charges, non-sufficient funds ("NSF") fees, or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Tenant or by a guest or licensee of Tenant; (iii) broom clean the Premises, if necessary, upon termination of tenancy; and (iv) cover any other unfulfilled obligation of Tenant. SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF LAST MONTH'S RENT. If all or any portion of the security deposit is used during tenancy, Tenant agrees to reinstate the total security deposit within 5 days after written notice is delivered to Tenant. Within 30 days after Landlord receives possession of the Premises, Landlord shall: (i) furnish Tenant an itemized statement indicating the amount of any security deposit received and the basis for its disposition, and (ii) return any remaining portion of security deposit to Tenant. However, if the Landlord's only claim upon the security deposit is for unpaid Rent, then the remaining portion of the security deposit, after deduction of unpaid Rent, shall be returned within 14 days after the Landlord receives possession.
C. No interest will be paid on security deposit, unless required by local ordinance.

Landlord's Initials (JK)

Tenant's Initials (R.K.)



7. PAYMENTS:

	<u>TOTAL DUE</u>	<u>PAYMENT RECEIVED</u>	<u>BALANCE DUE</u>	<u>DUE DATE</u>
A. Rent: From <u>05/01/2018</u> To <u>05/31/2018</u> Date Date	\$ <u>3,200.00</u>	\$ <u>3,200.00</u>	\$ _____	<u>04/30/2018</u>
B. Security Deposit	\$ <u>3,200.00</u>	\$ <u>3,200.00</u>	\$ _____	<u>04/30/2018</u>
C. Other: _____ Category	\$ _____	\$ _____	\$ _____	_____
D. Other: _____ Category	\$ _____	\$ _____	\$ _____	_____
E. Total:	\$ <u>6,400.00</u>	\$ <u>6,400.00</u>	\$ _____	_____

8. **PARKING:** Tenant is entitled to 1 unreserved and 1 reserved vehicle parking spaces. The right to parking is is not included in the Base Rent charged pursuant to paragraph 3. If not included in the Base Rent, the parking rental fee shall be an additional \$ _____ per month. Parking space(s) are to be used for parking operable motor vehicles, except for trailers, boats, campers, buses or trucks (other than pick-up trucks). Tenant shall park in assigned space(s) only. Parking space(s) are to be kept clean. Vehicles leaking oil, gas or other motor vehicle fluids shall not be parked in parking spaces or on the Premises. Mechanical work or storage of inoperable vehicles is not allowed in parking space(s) or elsewhere on the Premises. No overnight parking is permitted.

9. **ADDITIONAL STORAGE:** Storage is permitted as follows:
The right to additional storage space is is not included in the Base Rent charged pursuant to paragraph 3. If not included in Base Rent, storage space shall be an additional \$ _____ per month. Tenant shall store only personal property that Tenant owns, and shall not store property that is claimed by another, or in which another has any right, title, or interest. Tenant shall not store any improperly packaged food or perishable goods, flammable materials, explosives, or other dangerous or hazardous material. Tenant shall pay for, and be responsible for, the clean-up of any contamination caused by Tenant's use of the storage area.

10. **LATE CHARGE; INTEREST; NSF CHECKS:** Tenant acknowledges that either late payment of Rent or issuance of a NSF check may cause Landlord to incur costs and expenses, the exact amount of which are extremely difficult and impractical to determine. These costs may include, but are not limited to, processing, enforcement and accounting expenses, and late charges imposed on Landlord. If any installment of Rent due from Tenant is not received by Landlord within **5 calendar days** after date due, or if a check is returned NSF, Tenant shall pay to Landlord, respectively, \$ _____ as late charge, plus 10% interest per annum on the delinquent amount and \$25.00 as a NSF fee, any of which shall be deemed additional Rent. Landlord and Tenant agree that these charges represent a fair and reasonable estimate of the costs Landlord may incur by reason of Tenant's late or NSF payment. Any late charge, delinquent interest, or NSF fee due shall be paid with the current installment of Rent. Landlord's acceptance of any late charge or NSF fee shall not constitute a waiver as to any default of Tenant. Landlord's right to collect a Late Charge or NSF fee shall not be deemed an extension of the date Rent is due under paragraph 4, or prevent Landlord from exercising any other rights and remedies under this agreement, and as provided by law.

11. **CONDITION OF PREMISES:** Tenant has examined the Premises and acknowledges that Premise is clean and in operative condition, with the following exceptions:
Items listed as exceptions shall be dealt with in the following manner: _____

12. **ZONING AND LAND USE:** Tenant accepts the Premises subject to all local, state and federal laws, regulations and ordinances ("Laws"). Landlord makes no representation or warranty that Premises are now or in the future will be suitable for Tenant's use. Tenant has made its own investigation regarding all applicable Laws.

13. **TENANT OPERATING EXPENSES:** Tenant agrees to pay for all utilities and services directly billed to Tenant. _____

14. **PROPERTY OPERATING EXPENSES:**
A. Tenant agrees to pay its proportionate share of Landlord's estimated monthly property operating expenses, including but not limited to, common area maintenance, consolidated utility and service bills, insurance, and real property taxes, based on the ratio of the square footage of the Premises to the total square footage of the rentable space in the entire property. _____

OR B. (if checked) Paragraph 14 does not apply.

15. **USE:** The Premises are for the sole use as _____. No other use is permitted without Landlord's prior written consent. If any use by Tenant causes an increase in the premium on Landlord's existing property insurance, Tenant shall pay for the increased cost. Tenant will comply with all Laws affecting its use of the Premises.

16. **RULES/REGULATIONS:** Tenant agrees to comply with all rules and regulations of Landlord (and, if applicable, Owner's Association) that are at any time posted on the Premises or delivered to Tenant. Tenant shall not, and shall ensure that guests and licensees of Tenant do not, disturb, annoy, endanger, or interfere with other tenants of the building or neighbors, or use the Premises for any unlawful purposes, including, but not limited to, using, manufacturing, selling, storing, or transporting illicit drugs or other contraband, or violate any law or ordinance, or committing a waste or nuisance on or about the Premises.

17. **MAINTENANCE:**
A. Tenant OR (if checked, Landlord) shall professionally maintain the Premises including heating, air conditioning, electrical, plumbing and water systems, if any, and keep glass, windows and doors in operable and safe condition. Unless Landlord is checked, if Tenant fails to maintain the Premises, Landlord may contract for or perform such maintenance, and charge Tenant for Landlord's cost.
B. Landlord OR (if checked, Tenant) shall maintain the roof, foundation, exterior walls, common areas and _____

Landlord's Initials (Jue) (_____)

Tenant's Initials (R.K.) (_____)



- 18. **ALTERATIONS:** Tenant shall not make any alterations in or about the Premises, including installation of trade fixtures and signs, without Landlord's prior written consent, which shall not be unreasonably withheld. Any alterations to the Premises shall be done according to Law and with required permits. Tenant shall give Landlord advance notice of the commencement date of any planned alteration, so that Landlord, at its option, may post a Notice of Non-Responsibility to prevent potential liens against Landlord's interest in the Premises. Landlord may also require Tenant to provide Landlord with lien releases from any contractor performing work on the Premises.
- 19. **GOVERNMENT IMPOSED ALTERATIONS:** Any alterations required by Law as a result of Tenant's use shall be Tenant's responsibility. Landlord shall be responsible for any other alterations required by Law.
- 20. **ENTRY:** Tenant shall make Premises available to Landlord or Landlord's agent for the purpose of entering to make inspections, necessary or agreed repairs, alterations, or improvements, or to supply necessary or agreed services, or to show Premises to prospective or actual purchasers, tenants, mortgagees, lenders, appraisers, or contractors. Landlord and Tenant agree that 24 hours notice (oral or written) shall be reasonable and sufficient notice. In an emergency, Landlord or Landlord's representative may enter Premises at any time without prior notice.
- 21. **SIGNS:** Tenant authorizes Landlord to place a FOR SALE sign on the Premises at any time, and a FOR LEASE sign on the Premises within the 90 (or) day period preceding the termination of the agreement.
- 22. **SUBLETTING/ASSIGNMENT:** Tenant shall not sublet or encumber all or any part of Premises, or assign or transfer this agreement or any interest in it, without the prior written consent of Landlord, which shall not be unreasonably withheld. Unless such consent is obtained, any subletting, assignment, transfer, or encumbrance of the Premises, agreement, or tenancy, by voluntary act of Tenant, operation of law, or otherwise, shall be null and void, and, at the option of Landlord, terminate this agreement. Any proposed sublessee, assignee, or transferee shall submit to Landlord an application and credit information for Landlord's approval, and, if approved, sign a separate written agreement with Landlord and Tenant. Landlord's consent to any one sublease, assignment, or transfer, shall not be construed as consent to any subsequent sublease, assignment, or transfer, and does not release Tenant of Tenant's obligation under this agreement.
- 23. **POSSESSION:** If Landlord is unable to deliver possession of Premises on Commencement Date, such date shall be extended to the date on which possession is made available to Tenant. However, the expiration date shall remain the same as specified in paragraph 2. If Landlord is unable to deliver possession within 60 (or) calendar days after the agreed Commencement Date, Tenant may terminate this agreement by giving written notice to Landlord, and shall be refunded all Rent and security deposit paid.
- 24. **TENANT'S OBLIGATIONS UPON VACATING PREMISES:** Upon termination of agreement, Tenant shall: (i) give Landlord all copies of all keys or opening devices to Premises, including any common areas; (ii) vacate Premises and surrender it to Landlord empty of all persons and personal property; (iii) vacate all parking and storage spaces; (iv) deliver Premises to Landlord in the same condition as referenced in paragraph 11; (v) clean Premises; (vi) give written notice to Landlord of Tenant's forwarding address; and (vii) _____

All improvements installed by Tenant, with or without Landlord's consent, become the property of Landlord upon termination. Landlord may nevertheless require Tenant to remove any such improvement that did not exist at the time possession was made available to Tenant.

- 25. **BREACH OF CONTRACT/EARLY TERMINATION:** In event Tenant, prior to expiration of this agreement, breaches any obligation in this agreement, abandons the premises, or gives notice of tenant's intent to terminate this tenancy prior to its expiration, in addition to any obligations established by paragraph 24, Tenant shall also be responsible for lost rent, rental commissions, advertising expenses, and painting costs necessary to ready Premises for re-rental. Landlord may also recover from Tenant: (i) the worth, at the time of award, of the unpaid Rent that had been earned at the time of termination; (ii) the worth, at the time of award, of the amount by which the unpaid Rent that would have been earned after expiration until the time of award exceeds the amount of such rental loss the Tenant proves could have been reasonably avoided; and (iii) the worth, at the time of award, of the amount by which the unpaid Rent for the balance of the term after the time of award exceeds the amount of such rental loss that Tenant proves could be reasonably avoided. Landlord may elect to continue the tenancy in effect for so long as Landlord does not terminate Tenant's right to possession, by either written notice of termination of possession or by reletting the Premises to another who takes possession, and Landlord may enforce all Landlord's rights and remedies under this agreement, including the right to recover the Rent as it becomes due.
- 26. **DAMAGE TO PREMISES:** If, by no fault of Tenant, Premises are totally or partially damaged or destroyed by fire, earthquake, accident or other casualty, Landlord shall have the right to restore the Premises by repair or rebuilding. If Landlord elects to repair or rebuild, and is able to complete such restoration within 90 days from the date of damage, subject to the terms of this paragraph, this agreement shall remain in full force and effect. If Landlord is unable to restore the Premises within this time, or if Landlord elects not to restore, then either Landlord or Tenant may terminate this agreement by giving the other written notice. Rent shall be abated as of the date of damage. The abated amount shall be the current monthly Base Rent prorated on a 30-day basis. If this agreement is not terminated, and the damage is not repaired, then Rent shall be reduced based on the extent to which the damage interferes with Tenant's reasonable use of the Premises. If total or partial destruction or damage occurs as a result of an act of God or Tenant's guests, (i) only Landlord shall have the right, at Landlord's sole discretion, within 30 days after such total or partial destruction or damage to treat the lease as terminated by Tenant, and (ii) Landlord shall have the right to recover damages from Tenant.
- 27. **HAZARDOUS MATERIALS:** Tenant shall not use, store, generate, release or dispose of any hazardous material on the Premises or the property of which the Premises are part. However, Tenant is permitted to make use of such materials that are required to be used in the normal course of Tenant's business provided that Tenant complies with all applicable Laws related to the hazardous materials. Tenant is responsible for the cost of removal and remediation, or any clean-up of any contamination caused by Tenant.
- 28. **CONDEMNATION:** If all or part of the Premises is condemned for public use, either party may terminate this agreement as of the date possession is given to the condemner. All condemnation proceeds, exclusive of those allocated by the condemner to Tenant's relocation costs and trade fixtures, belong to Landlord.
- 29. **INSURANCE:** Tenant's personal property, fixtures, equipment, inventory and vehicles are not insured by Landlord against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. Tenant is to carry Tenant's own property insurance to protect Tenant from any such loss. In addition, Tenant shall carry (i) liability insurance in an amount of not less than \$ _____ and (ii) property insurance in an amount sufficient to cover the replacement cost of the property if Tenant is responsible for maintenance under paragraph 17B. Tenant's insurance shall name Landlord and Landlord's agent as additional insured. Tenant, upon Landlord's request, shall provide Landlord with a certificate of insurance establishing Tenant's compliance. Landlord shall maintain liability insurance insuring Landlord, but not Tenant, in an amount of at least \$ _____, plus property insurance in an amount sufficient to cover the replacement cost of the property unless Tenant is responsible for maintenance pursuant to paragraph 17B. Tenant is advised to carry business interruption insurance in an amount at least sufficient to cover Tenant's complete rental obligation to Landlord. Landlord is advised to obtain a policy of rental loss insurance. Both Landlord and Tenant release each other, and waive their respective rights to subrogation against each other, for loss or damage covered by insurance.

Landlord's Initials (*SL*) (_____)

Tenant's Initials (*A. K.*) (_____)



- 30. **TENANCY STATEMENT (ESTOPPEL CERTIFICATE):** Tenant shall execute and return a tenancy statement (estoppel certificate), delivered to Tenant by Landlord or Landlord's agent, within 3 days after its receipt. The tenancy statement shall acknowledge that this agreement is unmodified and in full force, or in full force as modified, and state the modifications. Failure to comply with this requirement: (i) shall be deemed Tenant's acknowledgment that the tenancy statement is true and correct, and may be relied upon by a prospective lender or purchaser; and (ii) may be treated by Landlord as a material breach of this agreement. Tenant shall also prepare, execute, and deliver to Landlord any financial statement (which will be held in confidence) reasonably requested by a prospective lender or buyer.
- 31. **LANDLORD'S TRANSFER:** Tenant agrees that the transferee of Landlord's interest shall be substituted as Landlord under this agreement. Landlord will be released of any further obligation to Tenant regarding the security deposit, only if the security deposit is returned to Tenant upon such transfer, or if the security deposit is actually transferred to the transferee. For all other obligations under this agreement, Landlord is released of any further liability to Tenant, upon Landlord's transfer.
- 32. **SUBORDINATION:** This agreement shall be subordinate to all existing liens and, at Landlord's option, the lien of any first deed of trust or first mortgage subsequently placed upon the real property of which the Premises are a part, and to any advances made on the security of the Premises, and to all renewals, modifications, consolidations, replacements, and extensions. However, as to the lien of any deed of trust or mortgage entered into after execution of this agreement, Tenant's right to quiet possession of the Premises shall not be disturbed if Tenant is not in default and so long as Tenant pays the Rent and observes and performs all of the provisions of this agreement, unless this agreement is otherwise terminated pursuant to its terms. If any mortgagee, trustee, or ground lessor elects to have this agreement placed in a security position prior to the lien of a mortgage, deed of trust, or ground lease, and gives written notice to Tenant, this agreement shall be deemed prior to that mortgage, deed of trust, or ground lease, or the date of recording.
- 33. **TENANT REPRESENTATIONS; CREDIT:** Tenant warrants that all statements in Tenant's financial documents and rental application are accurate. Tenant authorizes Landlord and Broker(s) to obtain Tenant's credit report at time of application and periodically during tenancy in connection with approval, modification, or enforcement of this agreement. Landlord may cancel this agreement: (i) before occupancy begins, upon disapproval of the credit report(s); or (ii) at any time, upon discovering that information in Tenant's application is false. A negative credit report reflecting on Tenant's record may be submitted to a credit reporting agency, if Tenant fails to pay Rent or comply with any other obligation under this agreement.
- 34. **CONSTRUCTION-RELATED ACCESSIBILITY STANDARDS:** Landlord states that the Premises has, or has not been inspected by a Certified Access Specialist. If so, Landlord states that the Premises has, or has not been determined to meet all applicable construction-related accessibility standards pursuant to Civil Code Section 55.53.
- 35. **DISPUTE RESOLUTION:**
 - A. **MEDIATION:** Tenant and Landlord agree to mediate any dispute or claim arising between them out of this agreement, or any resulting transaction, before resorting to arbitration or court action, subject to paragraph 35B(2) below. Paragraphs 35B(2) and (3) apply whether or not the arbitration provision is initialed. Mediation fees, if any, shall be divided equally among the parties involved. If for any dispute or claim to which this paragraph applies, any party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action. THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED.
 - B. **ARBITRATION OF DISPUTES:** (1) Tenant and Landlord agree that any dispute or claim in Law or equity arising between them out of this agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration, including and subject to paragraphs 35B(2) and (3) below. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of real estate transactional law experience, unless the parties mutually agree to a different arbitrator, who shall render an award in accordance with substantive California Law. In all other respects, the arbitration shall be conducted in accordance with Part III, Title 9 of the California Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered in any court having jurisdiction. The parties shall have the right to discovery in accordance with Code of Civil Procedure §1283.05.
 - (2) **EXCLUSIONS FROM MEDIATION AND ARBITRATION:** The following matters are excluded from Mediation and Arbitration hereunder: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; (iii) the filing or enforcement of a mechanic's lien; (iv) any matter that is within the jurisdiction of a probate, small claims, or bankruptcy court; and (v) an action for bodily injury or wrongful death, or for latent or patent defects to which Code of Civil Procedure §337.1 or §337.15 applies. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a violation of the mediation and arbitration provisions.
 - (3) **BROKERS:** Tenant and Landlord agree to mediate and arbitrate disputes or claims involving either or both Brokers, provided either or both Brokers shall have agreed to such mediation or arbitration, prior to, or within a reasonable time after the dispute or claim is presented to Brokers. Any election by either or both Brokers to participate in mediation or arbitration shall not result in Brokers being deemed parties to the agreement.

"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."

"WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

Landlord's Initials JS Tenant's Initials A.K.I

Landlord's Initials () ()

Tenant's Initials (A.K.I) ()



Premises: 216 W. Santa Fe Ave. Suite A, Placentia, CA 92870

Date April 16, 2018

36. JOINT AND INDIVIDUAL OBLIGATIONS: If there is more than one Tenant, each one shall be individually and completely responsible for the performance of all obligations of Tenant under this agreement, jointly with every other Tenant, and individually, whether or not in possession.

37. NOTICE: Notices may be served by mail, facsimile, or courier at the following address or location, or at any other location subsequently designated:

Landlord: Santa Fe Ave. LLC
2337 Roscomare Rd. #2-315, Los Angeles, CA 90077

Tenant: Richard Kas
216 W. Santa Fe Ave. Suite A, Placentia, CA 92870

Notice is deemed effective upon the earliest of the following: (i) personal receipt by either party or their agent; (ii) written acknowledgement of notice; or (iii) 5 days after mailing notice to such location by first class mail, postage pre-paid.

38. WAIVER: The waiver of any breach shall not be construed as a continuing waiver of the same breach or a waiver of any subsequent breach.

39. INDEMNIFICATION: Tenant shall indemnify, defend and hold Landlord harmless from all claims, disputes, litigation, judgments and attorney fees arising out of Tenant's use of the Premises.

40. OTHER TERMS AND CONDITIONS/SUPPLEMENTS: _____

The following ATTACHED supplements/exhibits are incorporated in this agreement: Option Agreement (C.A.R. Form OA)

41. ATTORNEY FEES: In any action or proceeding arising out of this agreement, the prevailing party between Landlord and Tenant shall be entitled to reasonable attorney fees and costs from the non-prevailing Landlord or Tenant, except as provided in paragraph 35A.

42. ENTIRE CONTRACT: Time is of the essence. All prior agreements between Landlord and Tenant are incorporated in this agreement, which constitutes the entire contract. It is intended as a final expression of the parties' agreement, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. The parties further intend that this agreement constitutes the complete and exclusive statement of its terms, and that no extrinsic evidence whatsoever may be introduced in any judicial or other proceeding, if any, involving this agreement. Any provision of this agreement that is held to be invalid shall not affect the validity or enforceability of any other provision in this agreement. This agreement shall be binding upon, and inure to the benefit of, the heirs, assignees and successors to the parties.

43. BROKERAGE: Landlord and Tenant shall each pay to Broker(s) the fee agreed to, if any, in a separate written agreement. Neither Tenant nor Landlord has utilized the services of, or for any other reason owes compensation to, a licensed real estate broker (individual or corporate), agent, finder, or other entity, other than as named in this agreement, in connection with any act relating to the Premises, including, but not limited to, inquiries, introductions, consultations, and negotiations leading to this agreement. Tenant and Landlord each agree to indemnify, defend and hold harmless the other, and the Brokers specified herein, and their agents, from and against any costs, expenses, or liability for compensation claimed inconsistent with the warranty and representation in this paragraph 43.

44. AGENCY CONFIRMATION: The following agency relationships are hereby confirmed for this transaction:
Listing Agent: CBRE (Print Firm Name) is the agent of (check one):
 the Landlord exclusively; or both the Tenant and Landlord.
Selling Agent: CBRE (Print Firm Name) (if not same as Listing Agent) is the agent of (check one):
 the Tenant exclusively; or the Landlord exclusively; or both the Tenant and Landlord.
Real Estate Brokers are not parties to the agreement between Tenant and Landlord.

Landlord's Initials (JL) _____

Tenant's Initials (R.K.) _____



Landlord and Tenant acknowledge and agree that Brokers: (i) do not guarantee the condition of the Premises; (ii) cannot verify representations made by others; (iii) will not verify zoning and land use restrictions; (iv) cannot provide legal or tax advice; (v) will not provide other advice or information that exceeds the knowledge, education or experience required to obtain a real estate license. Furthermore, if Brokers are not also acting as Landlord in this agreement, Brokers: (vi) do not decide what rental rate a Tenant should pay or Landlord should accept; and (vii) do not decide upon the length or other terms of tenancy. Landlord and Tenant agree that they will seek legal, tax, insurance, and other desired assistance from appropriate professionals.

Tenant [Signature] Date 4-16-2018
Richard Kas
(Print name)
Address 216 W Santa Fe Ave City Placentia State CA Zip 92870-5961

Tenant _____ Date _____
(Print name)
Address _____ City _____ State _____ Zip _____

GUARANTEE: In consideration of the execution of this Agreement by and between Landlord and Tenant and for valuable consideration, receipt of which is hereby acknowledged, the undersigned ("Guarantor") does hereby: (i) guarantee unconditionally to Landlord and Landlord's agents, successors and assigns, the prompt payment of Rent or other sums that become due pursuant to this Agreement, including any and all court costs and attorney fees included in enforcing the Agreement; (ii) consent to any changes, modifications or alterations of any term in this Agreement agreed to by Landlord and Tenant; and (iii) waive any right to require Landlord and/or Landlord's agents to proceed against Tenant for any default occurring under this Agreement before seeking to enforce this Guarantee.

Guarantor (Print Name) _____
Guarantor _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

Landlord agrees to rent the Premises on the above terms and conditions.

Landlord [Signature] Date 16 April 2018
(owner or agent with authority to enter into this agreement) Santa Fe Ave, LLC
Address 2337 Roscomare Rd - Suite 2-315 City Los Angeles State CA Zip 90077

Landlord _____ Date _____
(owner or agent with authority to enter into this agreement)
Address _____ City _____ State _____ Zip _____

Agency relationships are confirmed as above. Real estate brokers who are not also Landlord in this agreement are not a party to the agreement between Landlord and Tenant.

Real Estate Broker (Leasing Firm) CBRE DRE Lic. # _____
By (Agent) _____ DRE Lic. # _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

Real Estate Broker (Listing Firm) CBRE DRE Lic. # _____
By (Agent) _____ DRE Lic. # _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

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**COMMERCIAL LEASE CONSTRUCTION
ACCESSIBILITY ADDENDUM**
(C.A.R. Form CLCA, 11/16)



This is an addendum to the Commercial Lease Agreement (lease) dated _____
in which Santa Fe Ave, LLC is referred to as "Landlord"
and Richard Kas is referred to as "Tenant".
Paragraph 34 of the lease is deleted in its entirety and replaced by the following;

Paragraph 34. CONSTRUCTION-RELATED ACCESSIBILITY STANDARDS:

- A.** Landlord states that the Premises have, or have not been inspected by a Certified Access Specialist (CASp).
- B.** If the Premises have been inspected by a CASp,
- (1) Landlord states that the Premises have, or have not been determined to meet all applicable construction-related accessibility standards pursuant to Civil Code Section 55.53. Landlord shall provide Tenant a copy of the report prepared by the CASp (and, if applicable a copy of the disability access inspection certificate) as specified below.
- (2) (i) Tenant has received a copy of the report at least 48 hours before executing this lease. Tenant has no right to rescind the lease based upon information contained in the report.
- OR (ii) Tenant has received a copy of the report prior to, but no more than, 48 hours before, executing this lease. Based upon information contained in the report, Tenant has 72 hours after execution of this lease to rescind it.
- OR (iii) Tenant has not received a copy of the report prepared by the CASp prior to execution of this lease. Landlord shall provide a copy of the report prepared by the CASp (and, if applicable a copy of the disability access inspection certificate) within 7 days after execution of this lease. Tenant shall have up to 3 days thereafter to rescind the lease based upon information in the report.
- C.** If the Premises have not been inspected by a CASp or a certificate was not issued by the CASp who conducted the inspection,
"A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises."
- D.** Notwithstanding anything to the contrary in paragraph 17, 18, 19 or elsewhere in the lease, any repairs or modifications necessary to correct violations of construction related accessibility standards to the Premises are the responsibility of Tenant, Landlord, Other _____.

Tenant (Signature) [Signature] Date 4-16-2018

Tenant (Print name) Richard Kas

Tenant (Signature) _____ Date _____

Tenant (Print name) _____

Landlord (Signature) [Signature] Date 16 April 2018

Landlord (Print name) Santa Fe Ave, LLC

Landlord (Signature) _____ Date _____

Landlord (Print name) _____

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Reviewed by _____



CLCA REVISED 11/16 (PAGE 1 OF 1)

COMMERCIAL LEASE CONSTRUCTION ACCESSIBILITY ADDENDUM (CLCA PAGE 1 OF 1)