


Rental agreement california free

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Next

CALIFORNIA RESIDENTIAL LEASE/RENTAL AGREEMENT

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

1. RENTAL AMOUNT: Beginning _____ 20____, TENANT agrees to pay LANDLORD the sum of \$ _____ per month in advance on the _____ day of each calendar month. Rent payment shall be delivered by TENANT to LANDLORD or to his designated agent in the following location: _____ Rent must be actually received by LANDLORD or designated agent, in order to be considered in compliance with the terms of this agreement.

2. TERM: The premises are leased on the following lease term: (please check one item only) _____ month for month (or) _____ until _____ 20____.

3. SECURITY DEPOSIT: TENANT shall deposit with landlord the sum of \$ _____ as a security deposit to assure TENANT'S faithful performance of the terms of the lease. The security deposit shall not exceed two times the monthly rent. After all the TENANT'S lease obligations are satisfied, the security deposit shall be returned to the TENANT within 30 days of the TENANT'S vacating the premises. LANDLORD shall furnish TENANT a written statement indicating any amounts deducted from the security deposit and returning the balance to the TENANT. If TENANT fails to furnish a forwarding address to LANDLORD, then LANDLORD shall send said statement and any security deposit refund to the current premises.

4. PAYMENT METHOD: TENANT shall pay the first month rent of \$ _____ and the security deposit in the amount of \$ _____ for a total of \$ _____ and payment shall be made in the form of cash or banker's check and is due one year in occupancy.

5. OCCUPANCY: The premises shall not be occupied by any person other than those designated above as TENANT with the exception of the following named persons: _____

LANDLORD will neither permit, allow or authorize persons to occupy the premises, the rent shall be increased by \$ _____ for each such person. Any person staying 14 days or longer within the premises in violation of this agreement shall be considered as occupying the premises in violation of this agreement.

6. SUBLETTING OR ASSIGNMENT: TENANT agrees not to assign or sublet the premises or any part thereof, without first obtaining written permission from LANDLORD.

7. UTILITIES: TENANT shall pay for all utilities and/or services supplied to the premises with the following exception: _____

8. PARKING: TENANT _____ is/are _____ is/are not assigned a parking space. If assigned a parking space it shall be designated as space # _____ TENANT may only park a vehicle that is registered in the TENANT'S name.

MONTH-TO-MONTH RESIDENTIAL RENTAL AGREEMENT

CAUTION: This is a legally binding agreement. READ IT CAREFULLY! It is intended to help prevent lawsuits by clarifying the rights, duties, and responsibilities of property owners, managers, and tenants. Additions and/or deletions may be made for future rental needs changes. However, IT CANNOT BE CHANGED INTO A LEASE. Noted agreements often end in misunderstanding and confusion. MAKE SURE THAT ALL AGREEMENTS ARE MADE IN WRITING.

Both the Owner/Agent and the Rentor(s) agree to hold the conditions listed below:

This Agreement is a Month-to-Month Rental Agreement and shall begin (date) _____
The OWNER/AGENT is _____
The RENTOR(S) is/are _____

ADDRESS of the RENTOR: _____

1. RENT: Rent shall be \$ _____ per month, payable in advance on the _____ day of each month. Rent includes the following (check all that apply):
[] Gas [] Water [] Sewer
[] Trash [] Electric [] Heating
[] Telephone [] Cable TV [] Other (Specify) _____
[] Internet [] Parking [] _____

2) This Agreement is between the Owner/Agent and each tenant individually IN THE EVENT OF DEFAULT BY ANY ONE TENANT, EACH AND EVERY REMAINING TENANT SHALL BE RESPONSIBLE FOR THE REMAINDER OF THIS AGREEMENT.

4. PERMITTED ITEMS: Rentor(s) may have the following items on the property:
Animals _____
Furniture _____
Other _____
(All vehicles are to be parked in the following designated areas: _____)

The Rentor(s) will pay rates at the following address: _____

3. FAILURE TO PAY RENT: If rent is not paid within five (5) days after the date, the Rentor agrees to pay a charge of \$ _____ (not more than one day's rent) for late rent and/or each delinquent bank check, unless waived by written agreement. If the Rentor is unable to pay rent within five (5) days, the Owner has the legal right to enter, unless in possession of a court order, within three (3) days, as provided by California Code of Civil Procedure Section 11612.

5. DEPOSITS: A) The Rentor shall pay the Owner/Agent the following refundable security deposit: \$ _____ which shall not exceed two months rent for unfurnished property and four months rent for furnished.
1. When the Rentor vacates the Owner may use the deposit solely for the purpose of:
a. Repairing damage for which the Rentor is responsible,
b. Cleaning beyond normal wear and tear,
c. Paying due and unpaid rent and/or utilities.

6. OCCUPANCY AND SURRENDER: (a) The rental is for the residential use of the apartment and is limited to _____ (if all occupants).
(b) The Rentor(s) will not allow, assign, share or sub-lease, or otherwise give beyond _____ days a month without the prior written consent of the Owner.

CALIFORNIA RESIDENTIAL LEASE/RENTAL AGREEMENT

LANDLORD _____

TENANT(S) _____

PROPERTY ADDRESS: _____

1. RENTAL AMOUNT: Beginning _____, 20____, TENANT agrees to pay LANDLORD the sum of \$ _____ per month in advance on the _____ day of each calendar month. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location: _____ . Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement.

2. TERM: The premises are leased on the following lease term: (please check one item only)

Month-to-month

(or)

Unit _____, 20____.

3. SECURITY DEPOSITS: TENANT shall deposit with landlord the sum of \$ _____ as a security deposit to secure TENANT'S faithful performance of the terms of this lease. The security deposit shall not exceed two times the monthly rent. After all the TENANT'S have left, leaving the premises vacant, the LANDLORD may use the security deposit for the clearing of the premises, any unusual wear and tear to the premises or common areas, and any rent or other amounts owed pursuant to the lease agreement or pursuant to Civil Code Section 1950.5. TENANT may not use said deposit for rent owed during the term of the lease. Within 21 days of the TENANT vacating the premises, LANDLORD shall furnish TENANT a written statement indicating any amounts deducted from the security deposit and returning the balance to the TENANT. If TENANT fails to furnish a forwarding address to LANDLORD, then LANDLORD shall send said statement and any security deposit refund to the leased premises.

4. INITIAL PAYMENT: TENANT shall pay the first month rent of \$ _____ and the security deposit in the amount of \$ _____ for a total of \$ _____. Said payment shall be made in the form of cash or cashier's check and is all due prior to occupancy.

5. OCCUPANTS: The premises shall not be occupied by any person other than those designated above as TENANT with the exception of the following named persons: _____

If LANDLORD, with written consent, allows for additional persons to occupy the premises, the rent shall be increased by \$ _____ for each such person. Any person staying 14 days cumulative or longer, without the LANDLORD'S written consent, shall be considered as occupying the premises in violation of this agreement.

CALIFORNIA RESIDENTIAL LEASE/RENTAL AGREEMENT

LANDLORD _____

TENANT(S) _____

PROPERTY ADDRESS: _____

1. RENTAL AMOUNT: Beginning _____, 20____, TENANT agrees to pay LANDLORD the sum of \$ _____ per month in advance on the _____ day of each calendar month. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location: _____ . Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement.

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5. OCCUPANTS: The premises shall not be occupied by any person other than those designated above as TENANT with the exception of the following named persons: _____



CALIFORNIA RESIDENTIAL RENTAL AGREEMENT

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") made and entered into this _____ day of _____, 20____, by and between:

_____ located at _____
(Landlord)

(Address of Landlord) _____ (City, State, Zip)

and

(Tenant).

Landlord and Tenant hereby agree as follows:

- 1. **GRANT OF LEASE:** Landlord is the owner of certain real property being, being and situated in _____ County, California, such real property described as: _____ ("Premises"). Landlord does hereby lease unto Tenant, and Tenant does hereby rent from Landlord the Premises.
- 2. **TERM:** This Lease shall commence on the _____ day of _____, 20____, and shall remain in full effect until its end at 11:59 PM on the _____ day of _____, 20____.
- 3. **HOLD-OVER:** If Tenant is still living in the Premises after the termination date of this Agreement, this Agreement may be extended, with Landlord's consent, to create a month-to-month tenancy as defined by California law, and all provisions of this Agreement shall remain in full force. Landlord may terminate the month-to-month tenancy by giving written notice to the Tenant at least 30 days prior to the intended termination date, subject to any applicable local laws. Such notice may be given on any date. Tenant may terminate the tenancy by giving written notice the Landlord at least 30 days prior to the intended termination date, subject to any applicable local laws. Such notice may be given on any date.

Room rental agreement california free form. Free printable rental agreement california. Room rental agreement california free. Rental agreement california free form. Free fillable rental agreement california. Month to month rental agreement california free. Free california rental agreement 2021. Free month-to-month room rental agreement california.

The California roommate agreement ("room rental agreement") is a binding contract that co-tenants in a shared residential situation must sign. This document details the financial responsibilities of each tenant, as well as informing them about the terms, conditions, and rules associated with shared space. It is necessary to complete a room rental agreement when more than one person lives in a rental unit but may not be stated on the lease, as in when a master tenant seeks a roommate. This document is considered to be a signed contract and is vital in the event of legal action. The state of California has laws that outline the rights of the landlord, master tenant and roommates in a room rental agreement. In addition, local regulations that govern potential roommate situations exist and vary widely between counties. It is critical for landlords, master tenants and roommates to thoroughly research the laws that apply in their county of residence prior to creating and signing a room rental agreement. Some sections of a room rental agreement resemble a residential lease agreement. A room rental agreement will address rent and security deposit amounts owed by the master tenant and roommates of the unit. It will also contain the signatures of all parties affected by the room rental agreement, including the landlord. In addition, the room rental agreement will address potential areas of roommate conflict, such as reimbursement of food and household supplies, cleaning and maintenance of the unit, division of utility costs, a smoking policy, an overnight guest policy and other possible sources of disagreement. These sections may vary depending on the situation and it is recommended that they are written in detail to eliminate confusion about the expectations of any party involved in the room rental agreement. In the state of California, a roommate may either be considered a co-tenant or a subtenant. In simple terms, a co-tenant situation occurs when everyone who resides in a rental unit has signed a residential lease agreement with the landlord. In this instance, each co-tenant is responsible for submitting rent directly to the landlord. A subtenant situation occurs when one tenant has signed a residential lease agreement with the landlord and creates separate room rental agreements with additional roommates who occupy the premises. The roommates, or subtenants, typically submit rent to the master tenant who is then responsible for paying rent in its entirety to the landlord. While a landlord's signature is required on a room rental agreement, the purpose of this document is to define the expected living situation between roommates within a rental unit. It does not give the roommates, or subtenants, the ability to hold the landlord responsible for the terms listed on the room rental agreement or the original lease agreement held by the master tenant. Since a room rental agreement is considered to be a legal contract, it is important that the master tenant, roommates and landlord read the document thoroughly and demonstrate complete understanding of the terms of the agreement prior to signing. Writing a Room Rental Agreement in California The task of creating a room rental agreement usually falls to the landlord of the property. Landlords possess experience with rentals that make them uniquely able to anticipate conflict between roommates and address these in the agreement. This guide contains step-by-step instructions for creating a room rental agreement in the state of California. Introductory Paragraph The first paragraph of the room rental agreement outlines the who, what, where and when of the contract. It includes the following basic components: Start date: State the month, day and year that the room rental agreement is signed. Names: List the full legal name of the master tenant, co-tenants and subtenants, as applicable. Address: Record the street address, city, state, zip code and county of the property in question. Termination date: State the full term of the room rental agreement, from start date to end date. Security Deposit This section of the room rental agreement is a modification of the original residential lease agreement, updating the persons who have contributed to security deposit funds. It must include the following information: The total amount of security deposit funds paid to the landlord. The name of the person that accepted the full security deposit. This is either the landlord or the master tenant who is ultimately responsible for submitting a security deposit to the landlord. The date that the security deposit was paid to the landlord or master tenant. The names of each person who contributed to the security deposit. The amount of money each person contributed to the security deposit. Rent This section of the room rental agreement is another modification of the original lease. It should list the following important points regarding rent: The total rent amount due to the landlord. The due date of rent to the landlord. This is generally a monthly payment, but other arrangements may be made if warranted. The names of each person who must contribute to rent. The amount of money each resident is expected to contribute to rent. The forms of payment accepted for rent. The name of the person responsible for collecting rent. This is generally the landlord or master tenant. Reimbursement for Food and Household Supplies This section defines responsibility for payment of food and household supplies intended to be consumed or used by all persons at the residence. Here are a few considerations that may be included in this section: Whether food expenses will be shared equally or each roommate will be responsible for purchasing their own food. A method of tracking household supply purchases and ensuring reimbursement for supplies used by all roommates. Examples of household supplies used by all roommates may include trash bags, paper products or cleaning supplies. Cleaning Schedule Cleaning responsibility is a common source of argument among roommates, making it an ideal item to address in a room rental agreement. Some considerations to include in a room rental agreement include: Assigning each roommate with specific cleaning tasks and a scheduled day/time to complete these items. Assigning a specific day and time for all roommates to meet to perform cleaning tasks together. Utilities This section contains complete information about the division of utilities among roommates. The utilities addressed in this section may include, but are not limited to: Natural gas. Water. Electricity. Trash pickup. Cable television. Phone. Internet. For each utility, the following information should be stated: Name of the person who holds the account. Amount of deposit, if applicable. Name of the person who paid the deposit, if applicable. How the cost of the utility will be shared among roommates. Name of the person responsible for paying the utility. Countless situations could cause conflict between roommates. While it is impossible to predict every negative situation that could arise, here are some examples of additional items to be considered on a room rental agreement: Smoking policy. Overnight guest policy. Noise level. Social gatherings. Parking for roommates and their guests. Distributing keys to people who don't reside in the unit. Signatures The signatures of each roommate and the landlord of the property make the room rental agreement a legal contract. There should be a specific space for each roommate's printed name, signature and the date signed. These spaces should also be available for the property landlord. Possible Roommate Conflicts Accepting a roommate can be a positive solution to save money, share in household chores and make friends in an unfamiliar area. Unfortunately, having a roommate can also bring many possible sources of conflict. The room rental agreement template provided identifies the most common issues between roommates. Other issues that may be addressed in the room rental agreement may include: Respect of sleep schedules. Borrowing personal items. Set boundaries to maintain privacy. Procedure to address minor issues between residents in peaceful and non-confrontational way. Inappropriate guest behavior. A Roommate's Rights Although they may have signed a room rental agreement with the master tenant rather than a residential lease agreement with the property's landlord, a roommate may still be entitled to certain rights of a tenant in the state of California. Depending on the local laws in effect, a roommate may be considered a co-tenant rather than a subtenant even if they have not signed a residential lease agreement. In this situation, the roommate is entitled to similar rights as a tenant who has a residential lease agreement with a landlord. These specific rights may include: The right to eviction proceedings in accordance with California law. The right to reasonable repairs and maintenance of their residence. The right to habitable living quarters. The right to live on the premises without physical or emotional harassment. The right to pay a fair portion of rent, not exceeding the amount that the master tenant pays. The right to see the residential lease agreement, even if the roommate is not required to sign the document. The right to take legal action against a landlord providing that the original residential lease agreement allows tenants to sublet the property. The landlord and master tenant must abide by applicable laws prohibiting discrimination when renting to a roommate. Many master tenants ask, "Do I have legal grounds to evict my roommate?" The answer to this question varies widely by state and in the state of California, it even varies widely by local government. Generally, whether or not a master tenant can evict a roommate depends on the roommate's status as either a co-tenant or a subtenant. Here are a few common roommate situations and how evictions are legally handled in the state of California: The master tenant and roommate have both signed a residential lease agreement. In this situation, the master tenant is not typically legally able to evict a roommate. Only the property's landlord may evict those that are listed on the residential lease agreement. A master tenant may be able to discuss an unsavory situation with the landlord, but ultimately, it is the landlord's responsibility to proceed with eviction. In any case, eviction must occur for a valid reason. The master tenant is the only person listed on the residential lease agreement. If the master tenant is the only person listed on the lease, they can likely evict the tenant as long as the eviction follows the process outlined by California law. However, if the roommate pays rent directly to the landlord, they are considered a co-tenant by California law and eviction would likely need to be carried out by the landlord. No written agreement exists between the roommate and the master tenant and/or landlord of the property. If the roommate has lived with the master tenant for more than 30 days or has paid rent to the landlord of the property, California law states that they have entered into a month-to-month lease arrangement. In this situation, a master tenant may evict a roommate with either 30 or 60 days notice, depending on how long the roommate has lived on the premises. The roommate is subletting from the master tenant. In the state of California, a roommate is considered a subtenant if they have signed a sublease agreement. If they are not listed on the residential lease agreement and have lived with the master tenant for less than 30 days or if they are not listed on the residential lease agreement and pay rent directly to the master tenant. In any of these situations, the master tenant is considered to act as the roommate's landlord and may proceed with eviction in accordance with California law. California law states that a landlord or master tenant is required to provide only three days notice to evict a roommate for the following reasons: Nonpayment of rent. Violent behavior. Significant property damage. Violating the basic rights of other tenants. Using the unit for illegal purposes, including weapon-related crime, dealing illegal drugs or dogfighting. Other violations of a legally-binding lease or room rental agreement. While a reason for eviction generally does not need to be provided for 30 or 60 days notice in a month-to-month tenancy, in larger California cities where rent control applies, a reason for eviction must be given in all situations. Landlords and tenants must remember that discrimination or retaliation against a tenant or roommate are never lawful reasons for eviction.

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