RENTAL AGREEMENT AND/OR LEASE

Landlord/OWNER/Agent: _____

Tenant(s)/RESIDENT: _____ Tenant(s)/RESIDENT: _____

Tenant(s)/RESIDENT: _____ Tenant(s)/RESIDENT: _____

Unit Number: _____

Unit Address: _____

City: _____, State_____ Zip_____

Monthly Rental Rate: $_____ This agreement shall commence on _____, and continue: (*check one below*)

Rental Due Date: _____ A. ☐ Month- to-Month Agreement

Security Deposit: $_____ B. ☐ Until _____ at which time thereafter shall become a month to

Late Charge: $_____ month tenancy upon written approval of the landlord. If Tenant should move from premises prior

Parking Space: _____ to the expiration date, they shall be liable for all the rent due until expiration of said time period OR until

Parking Space: _____ the premises is re-rented, whichever comes first.

Storage Space: _____

1. This Rental Agreement and/or Lease shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed. **Landlord/Lessor/Agent** shall be referred to as "OWNER" and **Tenant(s)/Lessee(s)** shall be referred to as "RESIDENT." As consideration for this agreement, OWNER agrees to rent/lease to RESIDENT and RESIDENT agrees to rent/lease from OWNER for use SOLELY AS A PRIVATE RESIDENCE, the premises listed above. RESIDENT acknowledges that any false statements found in RESIDENT'S application shall constitute a non-curable breach of this agreement. RESIDENT hereby agrees to complete an updated application, including a census as to the occupants in the unit upon seven days request of OWNER.

2**. PAYMENTS**: Rent and/or other charges are to be paid at the office or residence of the manager or at such other place designated in writing by OWNER. For the safety of the manager, all payments are to be made by check or money order and no cash shall be acceptable. The First month's rent of: $_____, and a Security Deposit of $_____, for a total payment of $_____ shall be due upon execution of this agreement.

All payments are to be made payable to: _____ and delivered to:_____ California, Telephone Number _____ who is usually available on the following days: _____ during the following hours:_____.

3. **LATE CHARGE/RETURNED CHECKS**: RESIDENT acknowledges that OWNER will incur various administrative costs in connection with a late Rental payment that would be extremely difficult or impractical to determine. Therefore, Parties agree that if RESIDENT fails to pay the rent in full by the end of business the day on which it is due, RESIDENT shall pay a late charge of six percent (6%) of the delinquent rent as a reasonable and negotiated amount for such administrative costs. RESIDENT further agrees that unless prohibited by law or ordinance, such administrative costs are deemed Additional Rent. Should a law or local ordinance prohibit late charges as "additional rent" then the late charge required herein shall be deemed an independent covenant. If OWNER elects to accept rent after the tenth day after it is due, payment in a form other than by personal check may be required. OWNER does not waive the right to insist on payment of rent in full on the day it is due.

RESIDENT'S Initials: _____ RESIDENT's Initials: _____ RESIDENT'S Initials: _____ RESIDENT'S Initials: _____

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In the event RESIDENT'S payment is dishonored by the bank for any reason, RESIDENT shall pay a failed payment charge of $25 for the first failed payment and $35 for each failed payment thereafter. The same late charge stated above will be imposed if the failed payment causes the rent to be late. OWNER may require future payments to be in a form other than a personal check in the event of a failed payment. A fee of $50.00 will be incurred each time the OWNER is required to serve a Notice to Pay the Rent due to the RESIDENT'S failure to pay rent on the day rent is due.

4. **SECURITY DEPOSITS**: The Security Deposit shall not exceed two times the monthly rent for unfurnished units (if RESIDENT has a waterbed, an extra half-month's deposit will be required), or three times the monthly rent for furnished units. The total of the above deposits shall secure compliance with the terms and conditions of this agreement and shall be refunded to RESIDENT within 21 days after the premises have been completely vacated less any amount necessary to pay OWNER: a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) costs for repair of damages to unit and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement. A written accounting of said charges shall be presented to RESIDENT within 21 days of move-out. If deposits do not cover such costs and damages, the RESIDENT shall immediately pay said additional amount to OWNER. During the term of tenancy, RESIDENT agrees to increase the deposit upon 30 days written notice by an amount equal to any future increases in rent and/or an amount necessary to cover the cost of rectifying any damage or expense for which RESIDENT is responsible. Security deposit is not to be used as last month's rent.

5. **UTILITIES**: RESIDENT agrees to pay for all utilities and/or services based upon occupancy of the premises except _____. RESIDENT agrees to place utilities under the names of the RESIDENT(S) listed on this rental agreement upon move-in.

6. **SUBLETTING OR ASSIGNING**: RESIDENT agrees not to assign or sublet the premises or advertise to do so without first obtaining written permission from the OWNER. RESIDENT agrees to not assign, sublet, or transfer the unit or to advertise the unit by word of mouth, short-term rental website posting, or by any other means; any such violation will be considered a non-curable breach of this agreement, if done without the OWNER'S prior written consent. The unit listed above is for use SOLELY AS A PRIVATE RESIDENCE.

7. OCCUPANTS: Guest(s) staying over 10 days cumulative or longer during any 6-month period, without the OWNER'S written consent, shall be considered a breach of this agreement. ONLY the following listed individuals and/or animals, AND NO OTHERS shall occupy the premises for more than 10 days unless the expressed written consent of OWNER is obtained in advance, (the 10-day period may be extended by local Rent Control Laws): ***List names and dates of birth of all occupants and animals:*** _____

_____

_____

Without prior, written permission from the OWNER, RESIDENT shall pay additional rent at the rate of $100.00 per month or 25% **(or the amount allowed under rent control)** of the current monthly rent; whichever amount is greater, for the period of time that each additional guest in excess of the above named shall occupy the premises. With prior written permission from OWNER, RESIDENT shall pay the same additional monthly rent for each additional animal in excess of the above-named

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animal(s). Acceptance of additional rent or approval of a guest shall not waive any requirement of this agreement or convert the status of any "guest" into a RESIDENT.

8. **PETS AND FURNISHINGS**: Furnishings - No liquid-filled furniture of any kind may be kept on the premises without prior written permission by OWNER. If the structure was built after 1972, RESIDENT may possess a waterbed upon securing and maintaining waterbed insurance valued at $100,000.00 or more. RESIDENT must furnish OWNER with proof of said insurance upon request. RESIDENT must also comply with Civil Code Section 1940.5. RESIDENT shall not keep on premises a receptacle containing more than ten gallons of liquid. Highly combustible materials or other items which may cause a hazard or affect insurance rates such as, musical instruments or other item(s) of unusual weight or dimension are prohibited. RESIDENT also agrees to carry insurance deemed appropriate by OWNER to cover possible losses caused by using said items. No animal, fowl, fish, reptile, or pet of any kind shall be kept on or about the premises, for any amount of time, without obtaining the prior written consent and meeting the requirements of the OWNER. Said consent, if granted, shall be revocable at OWNER'S option upon giving a 30-day written notice. In the event laws are passed or permission is granted to have any item prohibited by this agreement or if for any reason such item exists on the premises, there shall be minimum additional rent of $25.00 a month for each such item if another amount is not stated in this agreement. In the event laws are passed or permission is granted to have a pet and/or animal of any kind, an additional deposit in the amount of $_____ shall be required along with the signing of "PET AGREEMENT."

9. **PARKING/STORAGE**: When and if RESIDENT is assigned a parking space on OWNER'S property, the parking space shall be used exclusively for parking of passenger automobiles and/or those approved vehicles listed on RESIDENT'S "Application to Rent/Lease" or attached hereto. RESIDENT may not wash, repair, or paint in this parking space or at any other common areas on the premises. (RESIDENT may not assign, sublet, or allow RESIDENT'S guest(s) to use this or any other parking space.) RESIDENT must not allow oil leaks or other vehicle discharges. RESIDENT shall be charged for cleaning polluted areas if deemed necessary by OWNER. Only vehicles that are operational may park in their assigned space.

10. **NOISE / ACTIVITY**: RESIDENT agrees to preserve the peace and quiet enjoyment of all residents; they shall not cause or allow any noise or disruptive activity on the premises. RESIDENT shall not violate any law or use the premises for the use, storage, possession, manufacturing or selling of illicit drugs. Said noise and/or activity shall be a breach of this Agreement.

11. **LOITERING AND PLAY**: Lounging, playing, or unnecessary loitering in the halls, on the front steps, or in the common areas is prohibited.

12. **DESTRUCTION OF PREMISES**: If the premises become totally or partially destroyed during the term of this Agreement so that RESIDENT'S use is seriously impaired, RESIDENT or OWNER may terminate this Agreement immediately upon three-day written notice to the other.

13. **CONDITION OF PREMISES**: RESIDENT acknowledges that he has examined the premises and that said premises, all furnishings, fixtures, furniture, plumbing, heating, electrical facilities, all items listed on the attached inventory sheet, if any, and/or all other items provided by OWNER are all clean, and in good satisfactory condition except as may be indicated elsewhere in this Agreement.

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RESIDENT agrees to keep the premises and all items in good order and condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by RESIDENT, his guests and/or invitees, except as provided by law. At the termination of this Agreement, all of the above-enumerated items in this provision shall be returned to OWNER in clean and good condition except for reasonable wear and tear; the premises shall be free of all personal property and trash not belonging to OWNER. It is agreed that all dirt, holes, tears, burns, or stains of any size or amount in the carpets, drapes, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear.

14. **MAINTENANCE AND ALTERATIONS**: RESIDENT shall not paint, wallpaper, alter or redecorate, change or install locks, install antenna or other equipment, screws, fastening devices, excessively large nails, or adhesive materials, place signs, displays, or other exhibits, on or in any portion of the premises without the written consent of the OWNER except as may be provided by law. RESIDENT shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles as provided and shall cooperate in keeping the garbage area neat and clean. RESIDENT shall be responsible for disposing of items of such size or nature as is not normally acceptable by the garbage hauler for the building. RESIDENT shall be responsible for keeping the garbage disposal clean of chicken bones, toothpicks, match sticks, celery, pits, grease, metal vegetable ties, and all other items that may tend to cause stoppage of the mechanism. RESIDENT shall pay for the cleaning out of any plumbing fixture that may need to be cleared of stoppage and for the expense or damage caused by the stopping of waste pipes or overflow from bathtubs, washbasins, toilets, or sinks, if caused by negligence or misuse by RESIDENT or their guests. RESIDENT must notify landlord with a written notice stating what item(s) need service or repair and give landlord a reasonable opportunity to service or repair that item(s). Should any charges be incurred by the City as a result of not notifying the Landlord in writing of such needed service or repairs, RESIDENT shall be responsible for a minimum of $201.50 for each occurrence plus any additional fines or inspection fees imposed by a government office as a result of RESIDENT not notifying OWNER in writing of any deficiencies with the residence.

15. **SMOKE/CARBON MONOXIDE DETECTORS**: The rental unit is equipped with properly functioning smoke and carbon monoxide detectors. RESIDENT agrees to test the smoke and carbon monoxide detectors in the rental unit monthly for proper function. RESIDENT agrees not to interfere with their normal function or disable any detectors in any manner and agrees to immediately notify OWNER of any malfunction.

16. **HOUSE, POOL, AND LAUNDRY RULES**: RESIDENT shall comply with all house, pool, pet, and laundry rules attached to this agreement which may be changed from time to time. These rules shall apply to, but are not limited to, noise, odors, disposal of trash, pets, parking, use of common areas, and storage of toys, bicycles, tools, and other personal items (including signs and laundry), which must be kept inside and out of view. OWNER shall not be liable to RESIDENT for any violation of such rules by any other RESIDENTS or persons. Rights of usage and maintenance of the laundry room and/or pool and pool area are gratuitous and subject to revocation by OWNER at any time.

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17. **CHANGE OF TERMS**: The terms and conditions of this agreement are subject to future change by OWNER after the expiration of the agreed lease period upon 30 days written notice setting forth such change and delivered to RESIDENT. Any changes are subject to laws in existence at the time of the Notice of Change of Terms.
18. **TERMINATION**: After expiration of the leasing period, this agreement is automatically renewed from month-to-month upon written approval of the OWNER but may be terminated by either party with a written 30-day notice of intention to terminate. If tenancy exceeds one year, the OWNER shall give a written 60-day notice to terminate. Where laws require "just cause," such just cause shall be so stated on said notice. The premises shall be considered vacated only after all areas including storage areas are clear of all RESIDENT'S belongings, and keys and other property furnished for RESIDENT'S use are returned to OWNER. Should the RESIDENT hold over beyond the termination date or fail to vacate all possessions on or before the termination date, RESIDENT shall be liable for additional rent and damages, which may include damages due to OWNER'S loss of prospective new RENTERS.
19. **POSSESSION**: If OWNER is unable to deliver possession of the unit to RESIDENT on the agreed date, because of the loss or destruction of the unit or because of the failure of the prior RESIDENT to vacate or for any other reason, the RESIDENT and/or OWNER may immediately cancel and terminate this agreement upon written notice to the other party at their last known address, whereupon neither party shall have liability to the other, and any sums paid under this Agreement shall be refunded in full. If neither party cancels, this Agreement shall be pro-rated and begin on the date of actual possession.
20. **INSURANCE: RESIDENT** acknowledges that OWNER'S insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall OWNER be held liable for such losses. RESIDENT HEREBY AGREES TO OBTAIN HIS OWN INSURANCE POLICY TO COVER ANY PERSONAL LOSSES. This does not waive OWNER'S duty to prevent personal injury or property damage where that duty is imposed by law, however, RESIDENT'S failure to maintain said policy shall be a complete waiver of RESIDENT'S rights to seek damages against OWNER for above stated losses.
21. **RIGHT OF ENTRY AND INSPECTION**: OWNER or OWNER'S Agent by themselves or with others, may enter, inspect and/or repair the premises at any time in case of emergency or suspected abandonment. OWNER shall give 24 hours advance notice and may enter for the purpose of showing the premises during normal business hours to prospective renters, buyers, lenders, for smoke alarm inspections, and/or for normal inspection and repairs. OWNER is permitted to make all alterations, repairs and maintenance that in OWNER'S judgment is necessary to perform. In addition, OWNER has the right to enter pursuant to Civil Code Section 1954. If the work performed requires that RESIDENT temporarily vacate the unit, then RESIDENT shall vacate for this temporary period upon being served a 7-day notice by OWNER. RESIDENT agrees that in such event RESIDENT will be solely compensated by a corresponding reduction in the rent for those many days that RESIDENT was temporarily displaced. No other compensation shall be due to the RESIDENT. If the work to be performed requires the cooperation of the RESIDENT to perform certain tasks, then RESIDENT shall perform those tasks upon receiving a 24-hour written notice.

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(EXAMPLE: removing food items from cabinets so that the unit may be sprayed for pests.) Upon 24 hours' notice, RESIDENT hereby agrees to lend OWNER the keys to the premises for the purpose of having a duplicate made for OWNER'S use.

22. **PARTIAL INVALIDITY**: Nothing contained in this Agreement shall be construed as waiving any of RESIDENT'S or OWNER'S rights under the law. If any part of this Agreement shall be in conflict with the law, that part shall be void to the extent that it is in conflict, but shall not invalidate this Agreement nor shall it affect the validity or enforceability of any other provision of the agreement.

23. **NO WAIVER: OWNER'S** acceptance of rent with knowledge of any default by RESIDENT or waiver by OWNER of any breach of any term or condition of this Agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be construed as a waiver by OWNER of said term, condition, and/or right, and shall not affect the validity or enforceability of any other provision of this Agreement.

24. **ATTORNEY'S FEES**: If any legal action or proceeding be brought by either party to this agreement, the prevailing party shall be reimbursed for all reasonable attorneys' fees up to but not more than $500 in addition to other damages awarded.

25. **ABANDONMENT**: California Civil Code Section 1951.2 shall govern Abandonment. If any rent has remained unpaid for 14 or more consecutive days and the OWNER has a reasonable belief of abandonment of the premises, OWNER shall give 18 days' written notice to RESIDENT at any place (including the rented premises) that OWNER has reason to believe RESIDENT may receive said notice of OWNER'S intention to declare the premises abandoned. RESIDENT'S failure to respond to said notice as required by law shall allow OWNER to reclaim the premises.

26. **LIABILITY:** The undersigned RESIDENTS are jointly and severally responsible and liable for all obligations under this agreement and shall indemnify OWNER for liability caused by the actions (omission or commission) of RESIDENTS, their guests and invitees.

27. **NOTICE TO RESIDENT: Pursuant to Section 1785.26 of the California Civil Code**, as required by law, you are hereby notified that 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 obligation. 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.

28**. Lead Warning Statement:** Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, OWNERS must disclose the presence of known lead-based paint hazards in the dwelling. RESIDENTS must also receive a federally approved pamphlet on lead poisoning prevention.

29**. OWNER/AGENT DISCLOSURE** (Initial)

_____ OWNER'S initials (on left) mean OWNER has no knowledge of lead-based paint and/or lead-based hazards in or on the Premises and OWNER has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in or on the Premises, and

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_____ RESIDENT'S initial (on left) indicate that **RENTER has received a copy of a "Protect Your Family from Lead in Your Home",** and that RENTER shall notify OWNER promptly in writing of any deteriorating and/or peeling paint.

30. MOLD: OWNER has inspected the unit prior to lease and knows of no damp or wet building materials and knows of no mold contamination. RESIDENT agrees to accept full responsibility and maintain the premises in a manner that prevents the occurrence of an infestation of mold in the premises. RESIDENT also agrees to immediately report to the OWNER any evidence of water leaks, excessive moisture or lack of proper ventilation and evidence of mold that cannot be removed by cleaning.

31. ADDITIONS AND EXCEPTIONS:

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

32.**NOTICES / REQUESTS FOR REPAIR:** All notices to RESIDENT shall be served at RESIDENT'S unit whether or not RESIDENT is present at the time of delivery and all repair requests or other notices to OWNER / AUTHORIZED PERSON MUST BE IN WRITING and shall be served by mail or by the digital medium indicated in writing by the OWNER to:

Person Authorized to Manage Property:
Name: _____
Address: _____
Phone Number: _____

OWNER of property or a person who is authorized to act for and on behalf of the OWNER for the purpose of service of process and for the purpose of receiving and receipting for all notices and demands.
Name: _____
Address: _____
Phone Number: _____

RESIDENT'S Initials: _____ RESIDENT'S Initials: _____ RESIDENT'S Initials: _____ RESIDENT'S Initials: _____

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Person or Entity Authorized to Receive Payment of Rent:
Name: _____
Address: _____
Phone Number: _____

33. **INVENTORY**: The unit contains the following items for use by RESIDENT:

_____
_____
_____
_____
_____

☐ RESIDENT further acknowledges that the subject premises are furnished with the additional furnishings listed on the attached inventory and that said attached inventory is hereby made part of this agreement.

34. **RESIDENT** acknowledges receipt of the following, which shall be deemed a part of this Agreement: (Please check all that apply).

☐	Information About Bed Bugs	☐	Pest Control/Bed Bug Addendum	☐	Mold Booklet and Mold Addendum	☐	Unit Keys
☐	Flood Disclosure Addendum	☐	Move-in/Move-out Inspection	☐	Lead-Based Paint Disclosure	☐	Mailbox Keys
☐	Smoke-Free Addendum	☐	Pet Agreement/Comfort Animal Addendum	☐	Parking Agreement	☐	Common Area Keys
☐	House Rules	☐	Satellite Dish Addendum	☐	Plumbing Addendum	☐	Garage Remotes
☐	Pool Rules	☐	Smoke Detector Addendum	☐	Other:	☐	Other:

35. **ENTIRE AGREEMENT**: This Agreement constitutes the entire Agreement between OWNER and RESIDENT. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid. The undersigned RESIDENTS are jointly and severally responsible for all obligations under this agreement and shall indemnify OWNER for liability caused by the actions (omission or commission) of RESIDENTS, their guests and invitees. RESIDENT has relied on his own judgment in entering into this agreement.

36. **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.

Resident's Initials: _____ Resident's Initials: _____ Resident's Initials: _____ Resident's Initials: _____

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37. **RECEIPT OF AGREEMENT**: The undersigned RESIDENT hereby certifies that he/she is fluent in the English language and has read and completely understands this Agreement and hereby acknowledges receipt of a copy of this "Rental Agreement and/or Lease." **RESIDENT'S initials: _____, _____, _____, _____.**
OR Pursuant to California Civil Code 1632, which requires translation of specified contracts or agreements that are negotiated in Spanish, Chinese, Vietnamese, Tagalog or Korean:

(____) RESIDENT'S initials on left hereby acknowledge that this agreement was translated and interpreted in their foreign language of: _____.

Printed Name of Interpreter_____,
_____, _____
Signature of Interpreter Date

38. **TEXT AND EMAIL NOTIFICATIONS**: Check: ☐ OWNER and RESIDENT agree that communication by text or email shall serve as legal notice **in the following circumstances only:** Repair requests, OWNER'S Notice to Enter and reminders of repairs being made, emergency repairs, and or warnings of suspicious activity on the premises.

OWNER'S Text Number: _____
RESIDENT'S Text Number: _____
RESIDENT'S Text Number: _____
RESIDENT'S Text Number: _____
RESIDENT'S Text Number: _____

OWNER'S Email Address: _____
RESIDENT'S Email Address: _____
RESIDENT'S Email Address: _____
RESIDENT'S Email Address: _____
RESIDENT'S Email Address: _____

39. **NOTICE TO RESIDENT: STATEWIDE RENT CONTROL (CHECK ONE)**

☐ **PROPERTY EXEMPT FROM STATEWIDE RENT CONTROL: "This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code and the OWNER is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation."**

RESIDENT'S Initials: _____ RESIDENT'S Initials: _____ RESIDENT'S Initials: _____ RESIDENT'S Initials: _____

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☐ **PROPERTY SUBJECT TO STATEWIDE RENT CONTROL: California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the OWs has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information."**
JUST CAUSE: "Pursuant to Civil Code Section 1946.2(b)(2)(A)(i)"just cause" includes the following: Intent to occupy the residential real property by the OWNER or their spouse, domestic partner, children, grandchildren, parents, or grandparents. This provision of the lease allows the OWNER to terminate the lease if the OWNER, or their spouse, domestic partner, children, grandchildren, parents, or grandparents, unilaterally decides to occupy the residential real property."

RESIDENT: _____ Date: _____

RESIDENT: _____ Date: _____

RESIDENT: _____ Date: _____

RESIDENT: _____ Date: _____

OWNER: _____ Date: _____

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR THE ADEQUACY OF ANY PROVISION IN THIS AGREEMENT. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

RESIDENT'S Initials: _____ RESIDENT'S Initials: _____ RESIDENT'S Initials: _____ RESIDENT'S Initials: _____

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