



RENTAL APPLICATION

PAR FOUR PROPERTY

Name:			
Current Address:			
City:	State:	Zip Code:	
Cell Phone Number:			
Email Address:			
Session Attending: <i>List actual dates not Term number</i>			
SSN:	(Last 4 of your SSN will be your keyless entry door code)		
Birthdate:		Age while at school:	
Automobile Make:	Model:	License Plate:	
PERSONAL REFERENCES/EMERGENCY CONTACTS			
Name:	Relationship:	Phone:	
Name:	Relationship:	Phone:	

I represent that the information provided in this application is true to the best of my knowledge.

Applicant's Full Name:

In lieu of your signature type in your initials:

Date:



RENTAL AGREEMENT

PAR FOUR PROPERTY

This agreement is made between Lineman Life Properties and

Tenant:

For the real property known as 4987 Par Four Way, Oroville, CA 95965

	Initials
This lease shall be effective from _____ to _____ at \$900 per month and will be due and payable by the 1 st of each month. Late fee will be \$25 every day after the 1 st until rent is received.	
A \$600 Security Deposit will be charged for each room rented; this payment is due in advance and will be used to reserve your room and once tenancy begins will be used to cover any damages to the property or furnishings you are liable for (\$500 is refundable, with \$100 being used towards your Move Out Cleaning), this amount is standard and will be increased depending on how clean you have kept your room and common areas.	
If for any reason, once deposit is given, you are unable or decide not to attend NLC (with less than 30 days' notice prior to 1 st day of class) you will forfeit your deposit. Once you have moved in, if you leave NLC (for any reason) you will forfeit all monies paid as well as your deposit. By signing this rental agreement you are guaranteeing Lineman Life Properties payments equal to 4 months' rent for your reserved room should we pursue collection of unpaid rent.	
Our expectation is that everyone will respect our property and furnishings and treat our property better than you would treat your own. The Security Deposit will be held for the duration of this lease. A Pre-Move in Inspection will be done the day you move in, a Check List will be notated and signed by both parties, on the last day of your tenancy a Move out Inspection will be done and any items noted as damaged/missing/broken will be deducted from said deposit. The refunded amount will be mailed within 21 days of move out along with an itemized deduction statement.	
We will cover \$50 per room towards the PG&E bill, any overage will be charged to the house, housemates need to be considerate of each other and their heating/cooling needs because bottom line the HOUSE will be charged, not an individual. We will be installing Nest type thermostats that will allow us to set the thermostats at acceptable temperatures to keep the overages to a minimum.	
Only the tenant listed above may live on this property, anyone staying longer than overnight will have to have permission from Lineman Life Properties.	
It is required you provide Renter's Insurance for your length of stay at our property. You must list Caroline Branch/Lineman Life Properties as an additional insured/interested party. Prior to your move in day you will need to provide a copy of the Declaration Page. You can add the coverage to your existing Homeowner's policy or we have had tenants use an online company called ePremium. The policy limits are up to you, you only need to insure your personal belongings.	



RENTAL AGREEMENT

PAR FOUR PROPERTY

GENERAL RULES	Initials
By signing below tenants agree to and will perform according to each of the following rules and covenants.	
Violation of such rules and covenants shall be sufficient cause for eviction.	
Therefore, tenants agree to accept and abide by the following rules and covenants.	
HOUSEMATE ETIQUETTE	
• Clean up after yourself at all times - There are multiple people that live here and everyone deserves to be comfortable in the common areas. The expectation is to keep your bedroom picked up and cleaned by the housekeeper every 2 weeks. We need everything to stay cleaned and picked up so it creates less stress for everyone. • Do not leave dirty dishes in your room or garbage, take it out every day. • Any pizza boxes, beer boxes or anything that is trash take it out to the trashcan, don't let it just sit on the counter or floor until someone throws it away. • Make sure any outdated/spoiled food is removed from the refrigerator on a weekly basis. • Laundry - Be sure to do your laundry completely. Do not leave loads in the washer or dryer for the others to have to deal with. Do not leave a load in the washer where it begins to mildew and cause the washer to stink. • Overnight guests are welcome on non-school days- there is no reason your guests should be in the house while you are gone attending school or an all day extracurricular course, we need to make sure the living conditions are comfortable to everyone that is a paying tenant, therefore it's best to invite guests over when you will be home. • No guest should make a "paying tenant" feel they can't use the common areas. If someone wants to invite "team mates/friends/family" over you need to make sure it's ok with everyone else. Your guest/s do not come before the paying tenants in the house. • Do not touch your housemates' belongings or allow your guests to, this includes personal appliances, game systems, computers, etc. If something is damaged you will be responsible for it since they were your guest. • Noise - No one (or their guests) should keep another tenant from sleeping, studying or even just relaxing in a space they also rent.... There also is a County noise ordinance that says quiet hours are from 10pm - 7am. Please always be respectful to our neighbors.	



RENTAL AGREEMENT

PAR FOUR PROPERTY

MAINTENANCE, REPAIRS AND ALTERATIONS	Initials
1. I agree to maintain property, keeping home, my room, patio and driveway clean and free from garbage (based on expectations of Move In Check List).	
2. I agree to use common garbage bin for household garbage only, and shall not dispose of boxes, bulky items or hazardous items/waste. Trash day is on Friday.	
3. I agree to perform reasonable housekeeping on a daily basis and to take appropriate steps to prevent or minimize the invasion of household pests, such as cockroaches, spiders, ants, bugs and mice.	
4. I agree to remove all household garbage from premises daily and provide proper cleaning and maintenance inside the house to avoid these problems.	
5. I accept that I am financially responsible for services necessary to unclog any drain or pipes caused by myself or my guests. This includes water damage done by overflow of water to property.	
6. I will not make any repair to property without written permission from Lineman Life Properties.	
7. I will not hang up anything on walls, doors or cabinets, nor will I remove anything that is already hanging up or placed in home for decorative purposes.	
8. I am aware that the furnishings on this property are property of Lineman Life Properties and will be accounted for at the Move In and Move Out Inspections, These furnishings are to remain on the premises. Any missing or damaged furnishings will be the responsibility of the tenants and costs will be itemized and deducted from security deposits. If costs exceed \$600 it is the sole responsibility of the tenant to pay any outstanding amount.	
9. I will not alter or add additional locks or bolts to doors/windows, no paint/stains are allowed to be applied to woodwork, walls, floors or ceilings. Additionally, no tacks, nails or screws shall be driven into woodwork or walls.	
SMOKING / VAPING	Initials
NO VAPING INSIDE at all!!! When we find out about it we will charge you a \$100 cleaning fee each occurrence. Smoking/Vaping is allowed outside. Smokers need to make sure cigarette butts, and those of their guests are disposed of properly and not "flicked" around the property. Oroville is considered a high fire area so you need to be VERY MINDFUL of smoldering butts and flicked embers.	
PETS	Initials
No pet of any kind is allowed in the house or on the property at this time.	
PARKING	Initials
1. I agree to park, and will instruct my guests to park, in designated areas only, this would be on the gravel driveway areas only. We will not park on any dry grass areas.	
2. I will not work on any automobile or change oil on the property.	
3. I will drive 25mph down the private road to be mindful of the neighbors.	



RENTAL AGREEMENT

PAR FOUR PROPERTY

LEGALITIES	Initials
1. I agree NO underage drinking, NO Drugs, NO Criminal Activity in the house or on the premises not by myself or any guest of mine invited or not invited on the premises.	
2. I agree to be mindful of the neighbors, this applies to loud music, hollering, yelling and screaming. The county noise ordinance states quiet hours are 10pm – 7am.	
3. I agree not to Host a party on the premise or engage in any activity that may cause damage to the house, my room or the property.	
4. I am aware that Police Intervention and/or repeated violation of these rules may be cause for immediate eviction.	
5. I agree that ANY violation of this Agreement by myself or any person on the premises with my consent, or any failure to pay rent by the due date can result (at Lineman Life Properties discretion) in immediate termination of this Agreement without notice of any kind.	
6. I agree to pay all court costs and reasonable attorney's fees incurred under this Rental Agreement or any law of the State. It is further that in the event of the Tenant's failure to pay rent as required herein, or cause or allow damages to be committed, I will be liable for treble damages as provided by the California Code.	
7. I am aware Lineman Life Properties, their agents, contractors and service personnel shall have the right to enter the premises with proper 24 hour notice.	
TOOLS / GEAR	Initials
I am aware my Line Boots and "Hooks" are NOT allowed to be worn in the house.	

Each Tenant hereby acknowledges that he/she has read this agreement, understands it and agrees to abide by it.

Signatures below shall constitute full agreement and acceptance. In lieu of your signature type in your initials.

Owner
Full Name:
Initials:
Representative Date:

Tenant
Full Name:
Initials:
Date:

Contact Information: Caroline Branch (661) 237-9399