



# RENTAL AGREEMENT

## TEHAMA PROPERTY

### This agreement is made between Lineman Life Properties and

**Tenant:**

**For the real property known as** Tehama Ave., Oroville, CA 95965

	Initials
This lease shall be effective from _____ to _____ at \$875 per month and will be due and payable by the 1 <sup>st</sup> of each month. Late fee will be \$25 every day after the 1 <sup>st</sup> 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 apartment at the end of your stay.	
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 <sup>st</sup> 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 hope 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 \$100 per unit towards the PG&E bill, any overage will be charged to the unit, and roommates need to be considerate of each other and their heating/cooling needs because bottom line the APARTMENT 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 Lemonade. The policy limits are up to you, you only need to insure your personal belongings.	



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<b>GENERAL RULES</b>		<b>Initials</b>
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.		
<b>MAINTENANCE, REPAIRS AND ALTERATIONS</b>		<b>Initials</b>
1. I agree to maintain property, keeping home, garage, lawn areas and recreation areas 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.		
3. I agree to perform reasonable housekeeping on a routine 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 routinely remove all household garbage from premises 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 unit 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.		
<b>SMOKING / VAPING</b>		<b>Initials</b>
I know these apartments are NON-SMOKING, smoking is only allowed outside, this includes Vaping. Smokers need to make sure cigarette butts, and those of their guests, are disposed of properly and not "flicked" around the property. This will be an item considered with Move Out Inspection.		
<b>PETS</b>		<b>Initials</b>
No pet of any kind is allowed in the apartment or on the property at this time.		



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PARKING	Initials
1. I agree to park in designated areas only.	
2. I will not park or drive on the grass.	
3. I will not work on any automobile or change oil on the property.	
LEGALITIES	Initials
1. I agree NO underage drinking, NO Drugs, NO Criminal Activity in my apartment 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.	
3. I agree not to Host a party on the premise or engage in any activity that may cause damage to the apartment or 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 apartment.	

**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
<b>Full Name:</b>
<b>Initials:</b>
<b>Representative Date:</b>

Tenant
<b>Full Name:</b>
<b>Initials:</b>
<b>Date:</b>

**Contact Information:** Caroline Branch (661) 237-9399