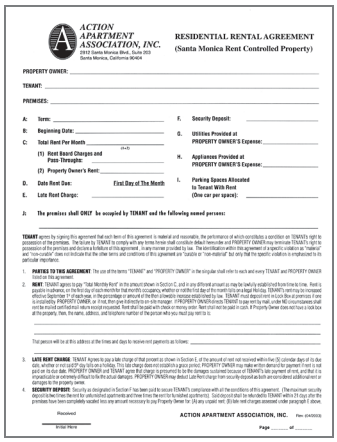
FREE FORMS AVAILABLE TO ACTION MEMBERS

Form # **Form Title**

19 ..... 24-Hour Notice to Enter Dwelling
21 ..... 30-Day Notice Intent to Vacate
7 ..... 30-Day Notice of Termination of Tenancy
4 ..... 3-day Notice to Pay or Quit [available online]
11 ..... 3-day Notice to Perform or Quit (Breach of Covenat(s)
7.1 ..... 60-Day Notice of Termination of Tenancy
26 ..... AB 2330 Walk-Through Process (1/1/03)
40.1 ..... Addendum to Laundry Room Lease
28 ..... Addendum to Lease Agreement (Mold and Mildew)
2.2 ..... Addendum to Rental Agreement [available online]
3 ..... Application to Rent [available online]
16 ..... Check-In/Check-Out List
32 ..... Dishonored Check Notice
2.3 ..... Estoppel Certificate
16.1 ..... Furniture Inventory (short)
16.2 ..... Furniture Inventory (long)
30 ..... Garage Rental Agreement
41 ..... Guarantee of Rental Agreement
34.1 ..... Initial Inspection Deficiency Statement Form
12.1 ..... Insurance Facts for Renters
18 ..... Itemized Disposition of Security Deposit
22 ..... Lead Paint Disclosure Form [available online]
2.1 ..... Long Form Lease
32.1 ..... Notice and Demand Regarding Dishonred Check (Stop Payment)
8 ..... Notice of Abandonment
25 ..... Notice of Change in Terms of Rental Agreement as Required by Law
5 ..... Notice to Change Terms
3.1 ..... Notice to Denial of Rent
12 ..... Offer to Rent
23 ..... Personal Property/ Parking/ Storage Lease Agreement
13 ..... Pet Agreement
15 ..... Pool Rules
33 ..... Preventing Plumbing Catastrophes
22.1 ..... Proposition 65 Disclosure Form
9 ..... Reclaim Abandonment Prop. (less than $300)
10 ..... Reclaim Abandonment Prop. (more than $300)
1 ..... Rent Proration Table
2 ..... Rental Agreement (Mo./Mo.) [available online]
42 ..... Report of Derogatory Consumer Credit Data
17 ..... Resident House Rules
24 ..... Resident's Service Request
6 ..... Service of Notice
27 ..... Smoke Detector Agreement
34 ..... Tenant's Right to Request Initial Inspection
18.1 ..... Transfer of Security Deposit
20 ..... Vacancy Unit Registration
14 ..... Waterbed Agreement



ACTION APARTMENT ASSOCIATION, INC.
2512 Santa Monica Blvd., Suite 203
Santa Monica, California 90404

RESIDENTIAL RENTAL AGREEMENT
(Santa Monica Rent Controlled Property)

PROPERTY OWNER: _____

TENANT: _____

PREMISES: _____

A: Terms: _____
B: Beginning Date: _____
C: Total Rent Per Month _____ (1+2)
(1) Rent Board Charges and Pass-Throughs: _____
(2) Property Owner's Rent: _____
D. Date Rent Due: First Day of The Month
E. Late Rent Charge: _____

F. Security Deposit: _____
G. Utilities Provided at PROPERTY OWNER'S Expense: _____
H. Appliances Provided at PROPERTY OWNER'S Expense: _____
I. Parking Spaces Allocated to Tenant With Rent (One car per space): _____

J: The premises shall ONLY be occupied by TENANT and the following named persons: _____

TENANT agrees by signing this agreement that each term of this agreement is material and reasonable, the performance of which constitutes a condition on TENANT's right to possession of the premises. The failure by TENANT to comply with any term hereof shall constitute default hereunder and PROPERTY OWNER may terminate TENANT's right to possession of the premises and disclose a forfeiture of this agreement. In any manner provided by law. The identification within this agreement of a specific violation as "material" and "non-curable" does not indicate that the other terms and conditions of this agreement are "curable or "non-material" but only that the specific violation is emphasized to its particular importance.

1. PARTIES TO THIS AGREEMENT: The use of the terms "TENANT" and "PROPERTY OWNER" in the singular shall refer to each and every TENANT and PROPERTY OWNER listed on this agreement.
2. RENT: TENANT agrees to pay "Total Monthly Rent" in the amount shown in Section C, and in any different amount as may be lawfully established from time to time. Rent is payable in advance, on the first day of each month for that month's occupancy, whether or not the first day of the month falls on a legal Holiday. TENANT's rent may be increased effective September 1st of each year, in the percentage or amount of the then allowable increase established by law. TENANT must deposit rent in such form as premises if rent is mistakenly PROPERTY OWNER, or if not, then give instructions on site manager. PROPERTY OWNER knows TENANT to pay rent by mail, under NO circumstances shall rent be mailed (certified mail returns excepted) received. Rent shall be paid with check or money order. Rent shall not be paid in cash. If Property Owner does not have a lock box at the property, then, the name, address, and telephone number of the person who you must pay rent to is:

_____

_____

That person will be at this address at the times and days to receive rent payments as follows: _____

3. LATE RENT CHARGE: TENANT Agrees to pay a late charge of that present as shown in Section E, of the amount of rent not received within five (5) calendar days of its due date, whether or not said 5th day falls on a Holiday. This late charge does not establish a grace period. PROPERTY OWNER may make written demand for payment if rent is not paid on its due date. PROPERTY OWNER and TENANT agree that charge is presumed to be the damages sustained because of TENANT's late payment of rent, and that it is impractical to or extremely difficult to fix the actual damages. PROPERTY OWNER may deduct Late Rent charge from security deposit as both are considered additional rent or rent for the purpose of Civil Code 1950.5.
4. SECURITY DEPOSIT: Security as designated in Section F has been paid to secure TENANT's compliance with all the conditions of this agreement. (Terms of such security deposit in two times thereof for unfurnished apartments and three times the rent for furnished apartments). Said deposit shall be refunded to TENANT within 21 days after the premises have been completely vacated less any amount necessary to pay Property Owner for: (A) any unpaid rent; (B) late rent charges assessed under paragraph 3 above.

Received _____
Initial Here

ACTION APARTMENT ASSOCIATION, INC. Rev. 01/4/2015

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**Some Forms Available in Spanish*