



STANDARD LEASE

Apartment No. _____



(Prepared in accordance with general California Landlord-Tenant Law in effect as of the revision date. Consult with your attorney about local technicalities or subsequent changes in the law.)

OWNER: Progressive Apartment Management, LLC.

RENTER: _____

PREMISES: 12 North Cherokee Avenue, Los Angeles CA 90038

APT. NO. ADDRESS (ST., AVE., PL., BLVD., ETC.) ZIP CODE

Owner and Renter agree that Renter's performance of and compliance with each of the terms hereof, and of Owner's House or Pool Rules (if any) which are incorporated herein by reference, constitute a condition on Renter's right to occupy the Premises and any failure of compliance or performance by Renter shall allow Owner to forfeit this agreement and terminate Renter's right to possession.

TERM: From and Including	_____	To and Including	_____
A. Rent Start Date	_____	J. Maximum Occupancy	<u>Adults +</u> <u>Minors</u>
B. Rent per Month	\$ _____	(1) per Agreement	<u>Total</u>
C. Day of Month Rent Due	<u>First</u>	(2) per Building Code	<u>N/A</u>
D. Late Rent Charge	<u>\$ 10% after the 1st</u>	K. Named Renter	_____
E. Returned Check Charge	<u>\$ 25.00 + late fee</u>	L. Added Occupant Rent	_____
F. Security Deposit	\$ _____	per Occupant	<u>\$ 10%</u>
G. Owner Paid Utilities	_____	M. Owner's Personal Property	<u>None</u>
H. Parking Space	_____	N. Charitable Organization	<u>N/A</u>
I. Storage Space	<u>None</u>	O. Pets	_____

1. **Rent/Late Rent Charge:** Should the Rent Start Date (Section A) be other than the first day of the month, Owner may prorate the rent to the first day of the succeeding month. Renter shall pay Owner the rent due for each rental month in advance, on the date and in the amount set out in Sections B and C. If Renter fails to pay any rent as and when due, Renter shall pay a (one-time per such unpaid amount, not to exceed 10% thereof) Late Charge as set out in Section D. If Renter's check is returned "NSF," Renter shall pay a Returned Check Charge set out in Section E and owner may demand that future rent payments be by cashier's check or money order. Such Late charge and/or Returned Check Charge may be deemed additional rent by inclusion in an eviction notice or may be deducted from Renter's Security Deposit. Any Security Deposit refund-claim shall be deemed compensated to the extent of any such deduction.

2. **Security Deposit:** Renter shall pay to Owner the total Security Deposit set out in Section F to secure Renter's compliance with all terms of this Agreement and Owner's Rules and Regulation. (In addition to the first month's rent, Owner may demand only a security deposit equal to two times the monthly rent for unfurnished apartments and three times the monthly rent for furnished apartments.) No portion of the Security Deposit shall be deemed rent for any rental month unless Owner so elects nor shall it constitute a measure of Owner's damages. No interest is payable on the Security Deposit unless required by law. Within 21 days after Renter totally vacates the Premises, and the Premises shall not be deemed vacated unless the keys are returned, the Security Deposit shall be returned (mailed to Renter's last known address) by check made payable to all those designated as "Renter" jointly, whether or not one or more have vacated previously, less the amount necessary to compensate owner for cleaning, repair of Renter caused damage to the Premises or common areas, over normal wear, and tear, repair or replacement of Owner-provided personal property (if any, shown on an attached inventory) and/or for unpaid rent, along with an itemized statement (on the refund check or otherwise) showing the total amount of the Security Deposit and the deductions. If the Security Deposit is insufficient for any such purpose, Owner may collect the deficiency from Renter.

3. **Utilities:** Renter shall pay for all utilities supplied to the Premises except those paid for by Owner set out in Section G. If Renter defaults in the payment of any rent, owner may instruct any utility company to charge any utilities so designated, henceforth, to Renter and place the same in Renter's name, and Renter is obligated to pay for the same thereafter. Owner is authorized to get notice from any utility company of any default in payment by Renter and, if Owner is charged with any such amount, owner may recover it from Renter or deduct the same from the Security Deposit as unpaid rent or damages. Renter shall not use any common area utilities. To the extent allowed by law, the prorated amount of any penalty for utility overuse allocatable to the Premises shall be payable by Renter as additional rent.

4. **Parking/Storage Rules:** If Renter is assigned a parking space on owner's property, set out in Section H, Renter shall use such space only for the parking of operable, licensed and currently registered passenger automobiles and not for the washing, painting or repair of such vehicles. Renter shall not park, nor allow anyone else to park, in any other space on Owner's property or park, or allow the parking of, vehicles thereon in addition to vehicles described in Section H. Renter shall not assign nor sublet any such parking space and Owner may have un-approved vehicles towed away. Upon seven (7) days written notice to Renter, Owner may terminate Renter's parking privilege or change the size and/or location of Renter's parking space or storage space, if any, described in Section I.

5. **Named Renter:** The Premises shall not be occupied by more than the maximum number of "Agreement" occupants set out in Section J, unless required by law, nor by any person other than the Renters set out in Section K without the advance written qualification by Owner and at the additional rent per additional occupant set out in Section L or prescribed by law. Renter's right to possession shall not be assigned nor the Premises sublet. (Where applicable, LAMC Section 91.1207 restricts the maximum occupants to that number set out in Section J.)

6. **Good Condition Receipt:** Renter has examined the Premises including, but not limited to, the furniture, furnishings, fixtures, appliances, equipment (provided by Owner and set out in Section M), windows, doors, plumbing and electrical facilities, hot and cold water supply, building grounds and appurtenances, accepts the same "AS IS" and acknowledges that the same are in good, clean and sanitary order, condition and repair unless noted to the contrary on owner's copy of this Agreement. If an inventory is attached hereto it shall be deemed incorporated herein by reference. Except as provided by law, Owner shall not be required to make any improvements, replacements nor repairs to the Premises and, if at all, any such work shall be at Renter's expense. Upon termination of the tenancy, Renter shall return the Premises and Owner's personal property to Owner in as good order, condition and repair as when received, ordinary wear and tear excepted, and free of Renter's personal property. Trash and debris, burns, stains, holes or tears,

of any size or kind, in the carpeting, draperies, walls, windows or doors, among other conditions, shall not be deemed ordinary wear and tear. Renter acknowledges that no representation as to the condition or repair of the Premises, nor as to Owner's intention with respect to any improvement, alteration, decoration or repair thereof, has been made to Renter unless noted on Owners copy of this Agreement. Renter's "GOOD FAITH" in the assertion of any habitability defense to eviction for nonpayment of rent shall be established before any such defense shall arise. Evidence of Renter's "good faith" shall include, but not be limited to, written proof of Owner's knowledge and opportunity to repair any claimed housing deficiency prior to service of an eviction notice, whether by a copy of a request-for-maintenance-demand delivered to Owner or otherwise, and lack of Renter-causation of the claimed housing deficiency.

7. Maintenance and Repair/Alterations: Renter shall: (a) keep the Premises in a clean and sanitary condition; (b) dispose of all rubbish, garbage and waste in a clean and sanitary manner; (c) properly use and operate all electrical, gas and plumbing fixtures and keep the same in a clean condition; (d) not permit any person, in or about the Premises with Renter's consent, to deface, damage or remove any part of the structure in which the Premises are located nor the facilities, equipment or appurtenances thereto or thereon, nor do any such thing himself; (e) occupy and use the Premises in the manner in which they are designated and intended to be occupied and used. Renter shall be liable for the expense of any repair caused by Renter's failure to comply with these conditions. Renter shall not alter the Premises nor paint nor wallpaper any portion thereof. Renter shall not install or use any dishwasher, clothes washer, clothes dryer or air conditioner in or about the Premises except those which may be supplied by Owner.

8. Damage/Destruction: Should the Premises or structure in which they are located become damaged or destroyed by the elements or otherwise so as to make them partially or totally uninhabitable, rent shall abate and this Agreement terminate if Renter vacates the Premises, but rent shall not abate nor shall there be any offset or reduction in rent whatsoever if Renter elects to remain in occupancy. Owner shall not be liable to Renter for any expenses or damages whatsoever related to Renter's moving, storage or living costs elsewhere, or for compensation for Renter's annoyance or inconvenience during repair of the Premises should Owner elect to repair the Premises, which Owner is not obligated to do.

9. Inspection/Entry: Owner may enter and inspect the Premises, during business hours and upon reasonable notice to Renter, without Renter's presence, for any lawful purpose. 24 hours notice shall be deemed "reasonable." Owner may enter the Premises without advance notice to Renter in case of an emergency. Renter shall not add nor change any lock or locking device, bolt or latch on the Premises and shall provide Owner with a key to any such device, forthwith, on demand. Renter acknowledges that Owner is entitled to a key to the Premises and may use the same for entry as provided herein or by law.

10. Rules and Regulations: Renter, and all persons in or about the Premises with Renter's consent, shall comply with all Rules and Regulations made by Owner, from time to time, and delivered to Renter, including House and Pool Rules. Owner shall not be obligated to enforce any such Rules and Regulations, or the terms of any other Agreement, and Owner shall not be liable to Renter for any violation of such Rules and Regulations or other Agreements by any other Renter or person. All visitors to the Premises, forthwith on Owner's demand, shall produce picture-identification and sign a visitor log book or be prohibited from entry.

11. Insurance: Owner does not insure Renter for any personal injury or property damage including, but not limited to, that caused by the act or omission of any other Renter or third party, or by any criminal act or activity, war, riot, insurrection, fire or act of God. Renter shall obtain and pay for any insurance coverage necessary to protect Renter or Renter's property from any loss or expense that may be caused by such persons or events.

12. Compliance With Laws: Renter shall not violate any law or commit or permit any waste or damage to, or nuisance in or about, the Premises, or in any way annoy any other renter, or operate any business in or about the Premises, or do or keep anything in or about the Premises that will obstruct the common areas or usage thereof, or increase Owner's insurance premiums.

13. Abandonment: If Renter abandons the Premises prior to expiration of the Term, Renter shall be liable for damages under Civil Code Section 1951.2 or 1951.4.

14. Waiver Of Default: Owner's failure to require strict compliance with the terms of this Agreement, or to exercise any right provided for herein, shall not be deemed a waiver of such compliance or right, or waive such compliance or right in the future, and Owner's acceptance of rent with knowledge of any default by Renter shall not be deemed a waiver of such default, nor limit Owner's rights with respect to that or any subsequent default. Owner's acceptance of partial rent after service of an eviction notice shall not be a waiver of Owner's right to pursue Renter's eviction under the Notice.

15. Surrender Of Premises/Property: In addition to Renter's liability under Paragraph 13, if Renter is absent from the Premises for thirty (30) consecutive days during which rent is unpaid, and if Owner has a reasonable belief that Renter does not intend to maintain occupancy of the Premises, the Premises and all of Renter's personal property located therein shall be deemed surrendered to Owner and Owner may re-enter and retake possession of the Premises and dispose of Renter's personal property by delivering it to the Charitable Organization set out in Section N, or to any like organization if the named organization refuses the property. If neither method of disposal of the property is effective, Owner may dispose of the property in any other manner Owner chooses, in owner's absolute discretion.

16. Non-Curable Breach Of Agreement: The following, by way of illustration and not limitation, shall constitute a non-curable breach of this Agreement: (a) Police raid upon the Premises; (b) Arrest of Renter for possession/sale/storage of any narcotic/ controlled substance/chemical or herbal contraband in or about the Premises; (c) Failure to permit Owner's entry of the Premises following receipt by Renter of written notice of Owner's intent to enter the Premises; (d) Failure to cooperate with Owner or any pest controller/fumigator/exterminator following receipt by Renter of notice that such services will be performed in or about the Premises; (e) Defaults by Renter causing Owner to serve more than two notices to pay or quit, or perform or quit, in any twelve (12) month period, whether or not Renter subsequently cures such defaults; (f) A misrepresentation on Renter's Rental Application; (g) delivery of any security door/gate key to anyone not a party to this Agreement; or (h) Failure to comply with any demand by Owner concerning Renter's parking privilege.

17. Pest Control/Fumigation/Extermination: Upon demand by Owner, Renter shall temporarily vacate the Premises for a reasonable period to allow pest or vermin control work to be done. Renter shall comply with all instructions, forthwith, from the pest controller, fumigator and/or exterminator regarding the preparation of the Premises for the work, including the proper bagging and storage of food, perishables and medicine.

18. Pets/Water Beds/Musical Instruments: Renter shall not bring or keep any pet (dog, cat, bird, reptile, etc.), liquid-filled furniture or musical instrument on the Premises, unless noted in Section O of Owner's copy of this Agreement. Liquid-filled furniture shall be accepted only with proof of \$100,000 insurance.

19. Designation Of Parties: For eviction action purposes, the term "Owner" shall include "manager," or "rental agent," acting as management personnel, and the term "Renter" shall include only those persons set out in Section K. However, Renter is liable for the acts of Renter's minor children and visitors, which acts may cause termination of this Agreement. The terms "he," "him," and/or "himself" shall, where applicable, be deemed to include the terms "she," "her," "herself," "it" and "itself," the singular number shall include the plural and the masculine gender shall include the female gender.

20. Partial Invalidity: If any portion of this Agreement is held invalid, it shall not affect the validity of any other portion of this Agreement.

21. Attorneys Fees/Waiver Of Jury Trial: If any legal action or proceeding is brought by Owner or Renter related to this Agreement, the prevailing party shall be entitled to recover attorneys fees not to exceed \$500.00. Owner and Renter mutually waive any right to a jury trial in any action, proceeding or hearing whatsoever on any matter arising out of, or in any way related to, this Agreement, the relationship of Landlord and Tenant created hereby, Renter's use and occupancy of the Premises, any claim of injury or damage, or the enforcement of any remedy under any law, statute, regulation or ordinance, now or hereafter in effect.

22. Pre-Trial Rent Deposit: In any action for unlawful detainer, if provided by law, Renter shall deposit unpaid rent with the Court by cashier's check or money order.

23. Guarantor(s): On demand by Owner, Renter shall obtain the execution of a Continuing Guarantee Agreement provided by Owner, by an agreed upon Guarantor, and said agreement shall be deemed incorporated herein and subject hereto.

24. Rent Acceptance: Rent tendered by a third person for renter's benefit may be accepted without creating any new tenancy.

25. Credit Report: As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

26. Entire Agreement: The foregoing constitutes the entire agreement between the parties and supersedes any oral or written representation or agreement contrary hereto. Tenant represents that he has relied solely on his own judgment, experience and expertise in entering into this Agreement.

DATED _____

LANDLORD _____

ADDRESS _____ CITY _____

California

ZIP CODE _____

DATED _____

TENANT _____

12 N. Cherokee Ave., # , Los Angeles
ADDRESS _____ CITY _____

CA 90038

ZIP CODE _____



OBLIGATIONS OF A RESIDENT Rules And Regulations



YOUR APARTMENT IS YOUR HOME AND THE BUILDING OR COURT IS THE COMMUNITY YOU SHARE WITH OTHER RESIDENTS. THESE RULES ARE NOT INTENDED TO BE RESTRICTIVE, BUT ARE DESIGNED TO HELP CREATE A BETTER, MORE PLEASANT AND SAFER PLACE TO LIVE. A FRIENDLY COOPERATIVE SPIRIT WILL BE TO THE BENEFIT OF ALL, AND THE MANAGEMENT SOLICITS YOUR HELP IN ATTAINING THESE GOALS!

1. Rent is payable in advance on or before the due date. Consult your rental agreement or lease concerning late payment penalties.
2. Management is not responsible for fire damage or theft of personal property including jewelry, money, apparel or other items in said premises, including storage areas, carports and garages.
3. The number of persons who shall occupy an apartment is set forth in the rental contract. No exceptions.
4. No unnecessary noise, loud talking, romping or playing is allowed at any time. All musical instruments, television sets, radios, stereos, etc. are to be played only between the hours of 9:00 a.m. and 9:00 p.m. and then only at moderate volume so as not to disturb other residents.
5. Instructions for operating all appliances are in the apartment or available from the manager. These conveniences, including garbage disposal and dishwasher, are to be operated only in accordance with factory recommendations. Washer and dryer operating instructions are posted in the laundry room. Be certain you understand them.
6. No alterations, painting or hanging pictures or other items on walls may be done without prior consent in writing from the owner or manager. Drapes, carpets and furniture must be given good care and be free of spots, burns or other damage. Read the covenants in your rental agreement or lease covering these items. The resident will be responsible and required to pay for all damage beyond normal wear and tear.
7. Cost of repairs to or stoppage of waste pipes or drains, water pipes, plumbing fixtures or overflow therefrom caused by negligent or improper usage or the introduction of foreign articles or materials into the system will be the responsibility of and must be paid for by the resident.
8. No rugs, towels, articles of clothing or other such items are to be draped over the rails of balconies, and no mops or rugs are to be shaken from same or through window openings.
9. State law prohibits the use or storage of gasoline, cleaning solvents or other combustibles in an apartment.
10. Residents are responsible for the conduct of their guests and the adherence to these rules at all times. Residents and guests must be orderly, and intoxication, disorderly conduct, objectionable language or other disturbance by residents or visitors shall be cause for eviction. A house guest is defined as anyone who stays up to 7 days, unless further extension is given by owner in writing.
11. No trash or other material may be accumulated that will create a hazard or be in violation of any health, fire or safety ordinance or regulation. Apartment must be kept clean and sanitary and free from objectionable odors.
12. Each resident shall use only the parking space assigned to him. Failure to do so will be construed as illegal parking and such vehicles may be towed away at the resident's expense. Vehicles must be in running condition, and extensive mechanical repairs are not to be performed on the premises.
13. No personal belongings, including bicycles, play equipment or other items may be placed in halls, stairways or about the building except in storage areas where allowed.
14. In event of emergency or good reason to believe such may exist, owner reserves the right to enter the premises during resident's absence without prior permission.

RENTER _____

DATE _____

OWNER/AGENT _____

RENTER _____

DATE _____

DATE _____



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS



(Must be completed by Owner and Renter and attached to Rental Agreement if the Owner is aware of any lead-based paint and/or lead based paint hazards present in the Premises.)

OWNER'S DISCLOSURE

(a) Known lead-based paint and/or lead based paint hazards are present in the Premises as follows:

(explain) _____

(b) Records and reports available to the Owner (Check (i) or (ii) below):

_____ (i) Owner has provided the Renter with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Premises.

Owner has provided the following documents:

_____ (ii) Owner has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Premises.

RENTER'S ACKNOWLEDGMENT (initial)

_____ Renter has received copies of all information listed above.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Renter _____ Date _____

Owner _____ Date _____



Apt. No. _____

Inventory Checklist

(Premises Only — See Reverse Side for Furnishings)

The following is a summary of the conditions of the Premises at 12 North Cherokee Avenue
California, on the date listed below. Los Angeles, CA 90038

	ORIGINAL CONDITION	FINAL CONDITION
LIVING ROOM		
Floor & Floor Covering		
Drapes		
Walls & Ceilings		
Light Fixtures		
Windows, Screens & Doors		
Other:		
Other:		
KITCHEN		
Floor Covering		
Cupboards		
Stove & Refrigerator		
Dishwasher		
Disposal		
Sink & Plumbing		
Light Fixtures		
Other:		
Other:		
DINING AREA		
Floor & Floor Covering		
Walls & Ceilings		
Light Fixtures		
Windows, Screens & Doors		
Other:		
Other:		
BATHROOM(S)		
Floor & Floor Covering		
Walls & Ceilings		
Windows, Screens & Doors		
Light Fixtures		
Other:		
Other:		
BEDROOMS		
Floor & Floor Covering		
Windows, Screens & Doors		
Walls & Ceilings		
Light Fixtures		
Other:		
Other:		
OTHER AREAS		
Floor & Floor Covering		
Windows, Screens & Doors		
Walls & Ceilings		
Furnace/Heater		
Air Conditioning		
Lawn/Ground Covering		
Patio, Terrace, Deck, etc.		
Garage:		
Other:		

Dwelling checklist filled out on moving in on _____, 20_____, and approved by
_____ and _____

Renter's Signature

Owner's Signature

Dwelling checklist filled out on moving out on _____, 20_____, and approved by
_____ and _____

Renter's Signature

Owner's Signature

IMPORTANT NOTICE: Please notify us immediately of any defects in and around your dwelling unit.
We will make necessary repairs as soon as possible.

CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of a dwelling unit identified in the lease, Owner and Resident agrees as follows:

1. Resident and/or any member of the resident's household or guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or within 1000 feet of the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use of possession with the intent to manufacture, sell, distribute or use a controlled substance.
2. Resident and/or any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity.
3. Resident and/or members of the resident's household will not permit the dwelling unit to be used for or to facilitate criminal activity, including drug-related criminal activity regardless of whether the individual engaging in such activity is a member of the household or guest.
4. Resident and/or any member of the resident's household or guest or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance at any location within the apartment complex.
5. Resident and/or any member of the resident's household or a guest or another person under the resident's control shall not engage in any illegal activity, including prostitution, criminal street gang activity, threatening or intimidating, assault, including but not limited to the unlawful discharge of firearms within the apartment complex or any breach of the lease agreement that otherwise jeopardizes the health, safety, welfare of the landlord, his agent or to the tenants or involving imminent serious property damage.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any provision of this addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease.
7. In case of a conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.
8. This LEASE AGREEMENT is incorporated in the lease executed or renewed this day between Owner and Resident.

Dated: _____

Dated: _____

By: _____
Owner/Property Manager

By: _____
Resident/Tenant

By: _____
Resident/Tenant

Progressive Apartment Management, LLC..

Addendum to Standard Rental Agreement

I, _____, having taken possession of apartment number _____ located at: **12 N. Cherokee Ave., Los Angeles, CA 90038** hereby acknowledge receipt of **smoke detection devices** in good working condition and properly installed. I also acknowledge that I will immediately notify the Property Resident Manager in the event that any of the smoke detector(s) become inoperable.

I acknowledge that the smoke detector(s) are installed in my apartment as a fire detection device, and that the willful damage, removal, theft or destruction of any smoke detector or fire extinguisher endangers my safety and the safety of others in the event of an emergency.

I agree that I may be charged for the damage to smoke detectors and those charges will be added to my monthly rental payment. I understand and agree that if such charges are assessed, that any payments I make will be applied first to such charges and any remaining moneys will be credited to my monthly rent.

I understand that all **Checks and Money Orders should be made payable to Progressive Apartment Management, LLC.** If the rent is paid after the 1st of the month a 10% late fee will be imposed. **No Cash, Temporary, or Out of State Checks are accepted,** neither money orders from Western Union. Also, **no checks are accepted after the 5th of the month,** any payments after the 5th of the month **must be paid in money order only.** And, if any check does not clear the bank for any reason, all further rent payments will have to be made in money order or cashier check only.

Upon termination of lease, tenant agrees to provide Manager/Owner with **30 days written notice** prior to moving out. Failure to give 30 days written notice will result in Tenant being charged an additional month's rent. Furthermore, tenant must vacate the unit no later than the last day of the month. If tenant moves out beyond the last day of the month, then the tenant shall be responsible for an entire month's rent instead of a daily rental charge. \$150 will be deducted from the security deposit for cleaning. Tenant's security deposit may not be used for last month's rent.

Tenant agrees that **neither Landlord nor Landlord's agents or representatives shall be responsible** for the loss, theft, or damages to any personal property of Tenant on the premises, in the Tenant's unit, parking areas, garages, storage areas, or elsewhere.

Tenant acknowledges that security gates to the garage and to the building, if installed on the premises, may not be operating at times due to factors such as malfunction, breakage, and misuse by Tenants or their guests, delays in getting replacement parts, criminal conduct, or being intentionally or unintentionally left open.

Tenant agrees to take appropriate steps to safeguard Tenant's own property, and shall hold Landlord and Landlord's agents and representatives free and harmless from any and all claims of loss or damage to personal property and vehicles of Tenant and Tenant's guests. Landlord recommends that Tenant purchase tenant insurance to cover any losses that may occur.

Even though, lease period may not have expired, Landlord reserves the right to give Tenant 30-Day Notice of Termination of Tenancy for any reason Landlord may have.

Although I am not required to consent for obtaining service, I authorize and consent until revoked for Progressive Apartment Management, LLC to contact me regularly on my landlines or cell phones, by SMS, MSCM, facsimile, e-mail, using automated pre-recorded telephone calls and text messages recording invoices, future appointments, and previous services.

I understand and agree that the terms of this Addendum to Standard Rental Agreement are incorporated into and are a part of my lease for the apartment described above.

Dated

Tenant

Dated

Tenant

PROGRESSIVE APARTMENT MANAGEMENT LLC.

HOUSE RULES – REGLAS DEL EDIFICIO

Updated 9/5/14

TO: ALL TENANTS / A: TODOS LOS INQUILINOS

1. You must follow the building's House Rules. Be informed that the on-site manager is at our building to make sure these rules are followed.
 2. Eating food outside your unit is not allowed. Unfortunately, we are always picking up thrash around the building. Therefore, we are forced to implement this policy.
 3. Playing ball in the parking area, or driveways is not permissible. Playing ball around any of the unit windows is not permissible.
 4. Riding bicycles, scooters, skateboard or using roller-skates is not permitted in the hallways or corridors of the building or in the parking areas or driveways.
 5. No body should be playing in the parking areas or driveways; this is for their own protection. All tenants may enjoy the common areas, identified in your building, for leisure. However, tenants must be courteous and mindful of their fellow tenants and not disrupt to interfere with other tenants' rights to the use and/or the right to the quiet enjoyment of the building.
 6. All visitors must park outside. It is prohibited to park on the driveway; every tenant must park in their assigned space and your vehicle must be operable and have a current registration, otherwise your car will be towed away at your expense. It is also not allowed to do mechanical work in the parking area.
 7. It is prohibited to be drinking alcoholic beverages outside your unit or in common areas, playing loud music (that can be heard outside your unit) regardless of the time and having parties is not permitted.
 8. Shopping carts are not allowed in the building.
 9. It is also a fire hazard to have any personal belongings on the parking area, decks and balconies, including hanging cloth on the railing. Kindly remove everything. (Balconies are not storage rooms).
 10. All tenants are responsible for making sure that their trash is disposed of properly. Dropping trash outside or next to the dumpsters or bins is unacceptable and will not be tolerated. All tenants must make certain that their trash completely makes it into the dumpsters or bins. Tenants must clean up any trash that they or anyone associated with their unit drops outside the dumpsters or bins.
 11. The installation of any satellite dish on any part of the building or the premises in which you live are prohibited and are in violation of your lease. If we find any dish installed we will remove it and throw it away without giving any notice.
 12. Barbecuing is not permissible anywhere on the property.
- We are trying to impose these rules for your benefit and the benefit of all tenants. We hope you will adhere to them.

Thank you in advance for your cooperation.

Tenant's Signature: _____ Date _____

Address: 12 N. Cherokee Ave, # Los Angeles, CA 90038

1. Ud. debe respetar las reglas del Edificio. Recuerde que el manager está en nuestro edificio para asegurarse que se sigan las reglas
 2. Comer fuera de su apartamento o en las áreas en comunes, no es permitido. Desafortunadamente, todo el tiempo tenemos que estar recogiendo basura alrededor de edificio, es por esta razón que nos vemos obligados a implementar esta regla.
 3. Jugar con pelotas en el estacionamiento, entrada del estacionamiento y/o alrededor de ventanas de otros apartamentos no es permitido.
 4. Está prohibido andar en bicicleta, patineta, patines y scooter, en los pasillos y corredores del edificio al igual que en el estacionamiento y entrada del edificio.
 5. Por su seguridad, nadie debe estar jugando en el área del estacionamiento o la entrada del estacionamiento. Todos los inquilinos pueden disfrutar las áreas comunes indicadas en su edificio, placenteramente. Sin embargo sea amable y tenga en cuenta de no molestar o interferir con la comodidad de otros inquilinos cuales también tienen el derecho de disfrutar de la paz y tranquilidad del edificio.
 6. Todos los visitantes deben estacionarse afuera del edificio. Está prohibido estacionarse por donde pasan los carros, los inquilinos deben estacionarse solo en su espacio asignado y su vehículo debe estar funcionando y con la registración al día, de otra manera se llamara a la grúa para que se lleve su carro y el gasto correrá por su cuenta. También está prohibido hacer trabajos mecánicos en el estacionamiento.
 7. Está prohibido tomar bebidas alcohólicas afuera de su unidad o en las áreas comunes y escuchar música alta (que se pueda oír fuera de su unidad) no importa la hora y no se permite tener fiestas.
 8. Los carritos de supermercado no se permiten en el edificio.
 9. También es un peligro de acuerdo a las reglas del Departamento de Bomberos, tener artículos personales en el área de estacionamiento, en los pasillos o en los balcones, tampoco cuelgue ropa afuera de su apartamento. Favor de remover todo. (Los balcones no son bodegas).
 10. Todos los inquilinos son responsables de asegurarse que la basura sea desechada apropiadamente. Tirar la basura fuera o a un lado del basurero no es aceptable y no será tolerado. El inquilino se tiene que asegurar que la basura sea depositada adentro del bote de basura. Cualquier basura que se tire, por cualquier persona asociada a su apartamento, debe ser recogida, tirada en el bote de basura y limpiar
 11. La instalación de antenas parabólicas o satélites en nuestro edificio o en su balcón, está totalmente prohibida y es una violación de su contrato. Si encontramos alguna antena en el edificio la vamos a remover y tirar a la basura sin darle aviso.
 12. Asar comida no está permitido en ninguna parte de la propiedad.
- Estamos tratando de imponer estas reglas para su beneficio y el beneficio de todos los inquilinos. Esperamos que usted se adhiera a ellas.

Gracias de antemano por su cooperación.

Firma del Inquilino: _____ Fecha _____

Domicilio: 12 N. Cherokee Ave., # Los Angeles, CA 90038

PROGRESSIVE APARTMENT MANAGEMENT, LLC.
P.O. BOX 402
VAN NUYS, CA 91408

BALCONY/PATIO RULES – REGLAS DEL BALCON/PATIO

For your information, Patios and Balconies are not storage rooms. Although it may be convenient to store things in them, they can only be used for enjoyment and therefore only Patio furniture may be left in them. If you have plants, they must be on stands; otherwise it rots the deck's wood which obviously is not acceptable.

Effective immediately you are being asked to clean up your patios/balconies, otherwise we will remove and throw out all its contents. We are trying to improve the appearance of our buildings and therefore will be insisting that this policy be followed.

Furthermore barbecuing is NOT permitted in our buildings. This is a fire hazard and not permitted by the Fire Department. Anyone wanting to violate this policy will be served a 3 day notice and immediately after the 3 days, an eviction will commence.

Please comply with these simple rules.

Thank you in advance for your cooperation:

Tenant's Signature _____ Date: _____

Address: 12 N. Cherokee Ave., # Los Angeles, CA 90038

Para su informacion, Patios y Balcones no son cuartos de almacen. Aunque sea conveniente guardar cosas en ellos, solo pueden ser utilizados para disfrutar por lo tanto solo se puede tener muebles de patio alli. Si usted tiene plantas, tienen que estar encima de un pedestal, de otra manera se pudre la madera del balcon, y eso obviamente no es aceptable.

Efectivo inmediatamente se le pide que limpie su patio/balcon, de otra manera quitaremos y tiraremos todo objeto que se encuentre alli. Estamos tratando de mejorar la apariencia de nuestros edificios, por lo tanto insistimos de que esta poliza sea seguida.

Tampoco esta permitido asar carne en nuestros edificios. Esto es un peligro de fuego y no esta permitido por el Departamento de Bomberos. Cualquier persona que quiera violar esta poliza, se le dara un 3 day notice (noticia de 3 dias) e inmediatamente despues de los 3 dias comenzaremos la evicion.

Por favor siga estas simples reglas.

Gracias de antemano por su cooperacion.

Firma del Inquilino: _____ Fecha: _____

Direccion: 12 b N. Cherokee Ave., # Los Angeles, CA 90038

PROGRESSIVE APARTMENT MANAGEMENT, LLC.

P.O. BOX 402, VAN NUYS, CA 91408

PARKING LOT RULES – REGLAS DE LA AREA DE ESTACIONAMIENTO

Updated 9/5/14 (As of August 15, 2006)

1. IF YOU DO NOT HAVE A CAR, you cannot rent out your space to anyone else. That spot belongs to us and is provided only for your use if you have a vehicle.
2. Effective immediately, **VEHICLES WITH FLUID LEAKS** (oil, coolant etc.) cannot park in the lot until such repairs are corrected. Not only do these fluids create a trip hazard, but they also contaminate our property. You will also be responsible for completely cleaning the mess, otherwise we will do it and bill you \$250.
3. **CRASHED/WRECKED VEHICLES** cannot be parked in our property while it awaits insurance inspections. The vehicle should be taken to a body shop or elsewhere but cannot be parked on our property. This is a requirement of both the City of L.A. Housing Dept. as well as from our Insurance Company.
4. Any **NON-OPERATING VEHICLES** (cars with flat tires, missing parts etc.) cannot be stored on our property for the same reason stated in paragraph # 2.
5. Any **VEHICLE WITHOUT CURRENT LISENCE** plate also cannot be parked on our lot.
6. **MECHANICAL WORK OF ANY TYPE IS NOT PERMITTED**, as again this is against the City of L.A.'s Housing Dept. and the Insurance Co. policy. If you are found doing work on your car you will lose your parking space and will have to park on the street in the future for not knowing how to follow rules.
7. **NO PERSONAL BELONGINGS** may ever be left or stored in the parking area even though you may have a private stall, as again this per the Fire Dept. is a fire hazard.

We are serious about enforcing these policies and request that you abide by these requirements. Otherwise, your vehicle will be towed away at your expense without any further notice. Thank you in advance for your cooperation.

Tenant's Signature: _____ Date: _____ Address: _____

1. **SI UD. NO TIENE CARRO**, no le puede rentar el espacio a otra persona. Ese espacio nos pertenece a nosotros, y se lo proveemos a usted solo si tiene un vehiculo.
2. Efectivo inmediatamente, cualquier **VEHICULO GOTEANDO** (aceite, anticongelante etc.) no puede estacionarse en el lote hasta que las reparaciones esten hechas. Estos liquidos no solo crean un riesgo de tropiezo, sino que tambien contaminan nuestra propiedad. Usted sera responsable de limpiar esta suciedad, de otra manera nosotros lo haremos y le cobraremos \$250.
3. Cualquier **VEHICULO CHOCADO O INOPERABLE** no puede estar estacionado en nuestra propiedad mientras espera inspeccion de la aseguranza. El vehiculo debe ser llevado a un taller mecanico o a otro lugar, pero no puede estar estacionado en nuestra propiedad. Este es un requisito del Housing Dept. de la Ciudad de L.A. y tambien de la compania de aseguranza.
4. Cualquier **VEHICULO FUERA DE OPERACION** (carros con llantas ponchadas, que no tengan partes etc.) no pueden estar guardados en nuestra propiedad por la misma razon ya dicha en el parrafo # 2.
5. Cualquier **VEHICULO SIN PLACAS AL CORRIENTE** no puede estar estacionado en el area de estacionamiento.
6. **TRABAJO MECANICO** de cualquier clase no esta permitido, ya que de nuevo es contra la poliza del Housing Dept. de la Ciudad de L.A. y de la compania de aseguranza. Si usted es encontrado haciendo trabajo en su carro, usted perdera su espacio de estacionamiento y en el futuro tendra que estacionarse en la calle por no saber obedecer reglas.
7. **ALMACENAMIENTO DE OBJETOS PERSONALES JAMAS** podran ser dejados en el area de estacionamiento aunque tenga un estacionamiento privado, ya que, otra vez, este es un peligro de fuego segun del Departamento de Bomberos.

Estamos enforcing seriamente estas polizas, y requerimos que usted siga estos requisitos, de otra manera su vehiculo sera levantado por la grua sin ningun otro aviso y usted tendra que pagar los cargos. Gracias de antemano por su cooperacion.

Firma del inquilino: _____ Fecha: _____ Domicilio: _____

PARKING REMOTE CONTROL – “CONTROL REMOTO PARA ESTACIONAMIENTO”

You MUST immediately have a parking remote control to use the parking.
YOU MAY PURCHASE ONE FROM THE MANAGER FOR ONLY \$25 or use your own

I have purchased 1- 2- new controls from the manager at \$25 each, 30-DAY MALFUNCTION WARRANTY
Remote controls are sold new, as a final sale. It is a NON-returnable, NON-refundable item.

I have my own 10-digit remote control _____
“TENGO MI PROPIO CONTROL REMOTO DE 10 DIGITOS” _____ TENANT'S SIGNATURE

NO SERVICES, NO WARRANTIES APPLY
No aplica ningun servicio, NINGUNA garantia

PROGRESSIVE APARTMENT MANAGEMENT LLC.

P. O. BOX 402 - Van Nuys, CA 91408
(818) 781-6078

September 5, 2014

TO: ALL TENANTS

During our bi-annual inspection of our apartments, we have found water leaks in either the kitchen or bathrooms (faucets, showers, and toilets).

Being that I am the one paying for water I am very bothered when there are leaks and a tenant does not report them to the resident manager immediately. Keep in mind that when the leak is from the hot water, it is also costing me for the gas that heats the water.

Be advised that if we go in your unit and find a water leak that has gone unreported; we will charge you a \$25 penalty (for each leaking fixture) for failing to notify us. If you report this to our resident manager and it is not repaired within 24 hours, I ask you that you please call the office and report this immediately.

I am very serious about enforcing this new policy and I hope I can get your support in helping me keep the water & gas bills down. After all, the reason why I am forced to increase rents is due to the increase in operating expenses, which are primarily the water and gas bills. Thank you.

Read and understood, X _____ Date _____

12 N. Cherokee Ave., # _____ North Hollywood, CA 90038

A: TODOS LOS INQUILINOS

Durante la inspección semestral de nuestros apartamentos, encontramos goteras muy fuertes en la cocina o en los baños (de las llaves, regaderas, e inodoros).

Siendo que yo soy el que paga el agua, me preocupa mucho cuando hay goteras y el inquilino no las reporta al gerente residencial inmediatamente. Además tenga en mente que cuando la gotera es del agua caliente, también me está costando el gas para calentar el agua.

Este por avisado que, si vamos a su unidad y encontramos una gotera que no sea reportado; se le cobrará una multa de \$25 (por cada gotera) por haber fallado en notificarnos. Si usted ha reportado esto a nuestro gerente residencial y no se le repara en las siguientes 24 horas, le pido que por favor llame a la oficina y me lo reporte de inmediato.

Esta póliza será en forzada y espero poder tener su apoyo en ayudarme a mantener abajo los gastos de agua y gas. Ya que la razón por la que me veo forzado en aumentar las rentas es precisamente debido al incremento en los gastos para mantener el edificio y en estos principalmente se encuentran el agua y el gas. Gracias.

Leído y entendido, X _____ Date _____

12 N. Cherokee Ave., # _____ North Hollywood, CA 90038

HOW CAN YOU FIND OUT IF YOUR FAMILY HAS BEEN EXPOSED TO LEAD?

- ♦ Have your child's blood tested for lead
- ♦ Have your home inspected for lead
- ♦ Have your landlord check property for lead

OTHER SOURCES OF LEAD:



- ♦ Drinking Water (home might have plumbing with lead or lead solder)
- ♦ Job related (mechanics handling batteries & radiators, contractors, construction workers, artists, printers, etc.)
- ♦ Toys and furniture painted with lead-based paint
- ♦ Lead Crystal, lead-glazed pottery or porcelain
- ♦ Hobbies that use lead (pottery, stained glass)
- ♦ Folk remedies (containing lead, *greia & *azarcon)

* These remedies are most often administered to infants and children for chronic diarrhea

LEAD ABATEMENT TRAINING FOR CONTRACTORS

Following are the courses offered through certified training providers:

- ♦ Lead Supervisor
- ♦ Lead Construction Worker



WHERE CAN I FIND OUT MORE INFORMATION ON LEAD BASED PAINT?

Lead Grant Hazard Control Program: (213) 808-8933

LAHD Website: www.lahd.org/land

National Lead Information Center: (800) 424-LEAD

National Lead Information Center:

www.epa.gov/lead or www.hud.gov/lea

EPA's Safe Drinking Water Hotline: (800) 426-4791

California Website: www.dhs.ca.gov/childlead/

County of Los Angeles: www.lapublichealth.org/lead/

LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 1st, 8th and 9th Floors
Los Angeles, CA 90017



General Manager: Mercedes M. Marquez

Assistant General Manager:

Lynn Hansen
Housing Development & Home Ownership & Preservation

Keri Simmons
Enforcement & Rent Stabilization

Programs: Neighborhood Preservation Program (213) 808-8802

Handyman (213) 808-8877

Housing Development (213) 808-8836

Code Enforcement Unit - REAP (213) 808-8500

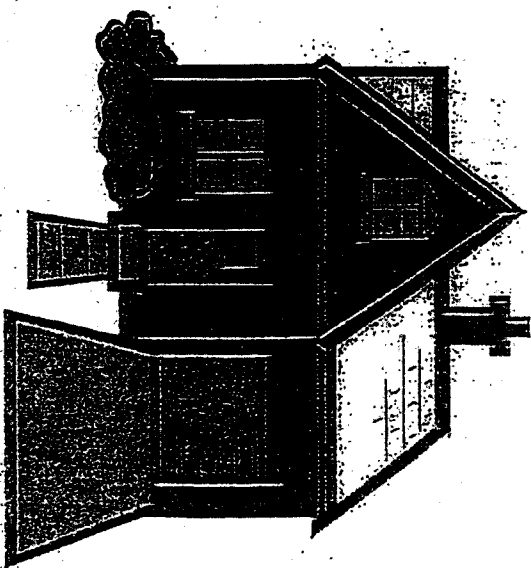
Customer Service & Information (866) 557-7388

Billing & Collections (877) 614-6873

Public Counter Lobby Level Hours: 9:00a.m. - 4:00p.m.

Scanart/JRDR/public/lead

LEAD BASED PAINT HAZARD CONTROL PROGRAM!



LOS ANGELES HOUSING DEPARTMENT

(LAHD)

