

RENT COLLECTION POLICY

This is to serve as an explanation of our rent collection policy so that there are no misunderstandings.

You are given a 5-day grace period from your due date for us to receive your rental payment in full. On the 6th day (if we have not received your rent) you will receive a 3-Day Pay or Quit Notice. The late fee will be applied and a \$25 service fee. At that point, you'll need to make your payment in full, along with the late fee by CASHIERS CHECK or MONEY ORDER within the time allotted. It is your obligation to contact us to set up any payment arrangements that may extend beyond this 3-day notice.

If arrangements are not made and your rent is not received, we will begin the eviction proceedings with the Civil Court. This proceeding is not only detrimental to your credit, but it is also costly. The fees are ultimately your financial responsibility to repay.

Partial payments are only allowed with owner's prior authorization.

The undersigned acknowledges that these terms have been explained in full.

Tenant Name & Signature

Date

Tenant Name & Signature

Date

Property Address

Farnam & Associates PM Signature

Date

CRIME FREE RENTAL AGREEMENT ADDENDUM

In consideration of the execution or renewal of a dwelling unit identified in the rental agreement, Owner and Tenant agree as follows:

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

Tenant Signature / Date

Tenant Signature / Date

Farnam & Associates/ Date

Property Address

Farnam & Associates *Real Estate*

Property Management Division – Commercial, Residential & Land

21535 Palomar Street, Ste. B, Wildomar, CA 92595

Toll Free: 855-732-7626 ~ office: 951-609-0200 ~ fax: 951-609-0222

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Tenant Responsibilities

1. Alteration or replacement of any lock or installation of such upon any door is NOT permitted. If a padlock or any lock is put on a garage door, a key to the lock MUST be given to a Farnam Associate immediately. Management shall retain a passkey to all premises for emergency purposes.
2. Residents are expected to keep the garbage areas clean and free of debris. Garbage is to be placed in appropriate containers – preferable wrapped. Please keep lids on all trash cans and close the lids on any dumpsters.
3. NO painting, staining or papering is to be done without the prior written permission of Management. Any requests must be submitted in writing.
4. To avoid excessive damage to the walls and ceilings, only use small penny nails when hanging pictures. TENENAT WILL BE HELD RESPONSISLBE FOR ANY NECESSARY REPAIRS TO WALLS OR PAINTING DUE TO CARELESS OR INDISCRIMANATE PICTURE HANGING.
5. No waterbeds without prior written permission. Tenants are required to provide proof of liability insurance on all liquid furniture.
6. No liquid furniture is to be emptied into the septic system.
7. Horses are allowed only under the CC&R's and in agreement with the County Code.
8. Tenants are required to leave all carpeting in the house or apartment professionally cleaned by a licensed vendor upon vacating. A receipt must be provided to Farnam & Associates upon moving out. Ask our office for recommendation.
9. Pest Control is at the tenant's expense after 30-days of tenancy (except in multiple units).
10. Tenant is responsible for 30-days rents upon giving a 30-Day Notice.

11. The vacating tenant will replace all missing light bulbs – inside and outside or the tenant will be charged from their security deposit. (All light fixtures must be replaced with the appropriate bulb)
12. Farnam & Associates is to be notified eight (8) days in advance of any utility turns off.
13. Tenant is responsible for notifying Farnam & Associates immediately upon finding any leaking pipes/toilets etc. Tenant will be responsible for all cost of any plumbing stoppage cause by tenant's own carelessness.
14. If a service call is requested and it is found to be caused by tenant's negligence or failure to cancel a no longer needed service call, or failure to cancel a service with a 24-hour notice, the tenant will be charged for that call out.
15. Management reserves the right to make any such other reasonable rules and regulations, as in its judgment may, from time to time, be needed, for the safety, care, cleanliness, protection and operation of the premises and for the preservation of good order therein.
16. Tenant will make certain that all filters for air conditioners and heaters are cleaned or replaced every 30 days to facilitate maximum efficiency. Cost for filters is a tenant expense. Upon vacating tenant must replace filters or they will be charged the cost of the filter and service call from the security deposit.
17. Tenant will check smoke detectors monthly to ascertain that they are operational and will change batteries as needed.
18. Tenants must turn in the Move-In Condition Report with (7) days of signing the rental agreement. Failure to turn in the report within the (7) seven-day period may result in the tenant being responsible and charged for ALL AND ANY damage reported by the Home Inspector after moving out.
19. Tenants are NOT to place swing sets, any kind of swimming pool, or play equipment in common area. You may place these items in your private yard (if fenced).
20. Tenants are to keep the common area free of any toys, bikes, lawn furniture, etc. These items may be placed in your private yard (if fenced).
21. Tenants of units with a common laundry room are to pick up after themselves and are to keep the laundry room clean. All dryer vents are to be cleaned after each load is dried. The laundry room is to be locked after use.
22. Garbage disposal – No potato skins, carrot peels, bones, rice or spaghetti.
23. If toilet is running or overflowing – turn water off at the base.
24. If lights are out in (1) one or (2) two rooms, check the bulbs, GFI button and breaker. If all lights are out call Southern California Edison.

25. The installation of ANY Satellite Dish is NOT allowed without prior written permission. If written permission is granted: No equipment or wiring is to be installed onto the roof, the satellite dish cannot be installed in a common area of the property; the satellite dish must be set up in the tenant's own yard area and the satellite dish and all related equipment and wiring must be removed upon tenant vacating.

I have read over all of the Tenant Responsibilities and agree to all 25 of them.

Tenant Signature / Date

Tenant Signature / Date

Farnam Associate Signature / Date

Property Address