

This lease should be accompanied by the form for Reregistration of a unit following a vacancy, which may also be completed online. The tenant is required to sign or acknowledge the reregistration to verify the initial rent and housing services listed on it. The landlord may not pass through any annual rent increases to the tenant until the reregistration form has been submitted to the Rent Stabilization Division and the new Maximum Allowable Rent (MAR) has been processed. The tenant will receive a notice from the Division regarding the new MAR.

RESIDENTIAL RENTAL AGREEMENT – RENT STABILIZED UNIT

SUMMARY

A. LANDLORD/AGENT: _____

B. ADDRESS WHERE NOTICE SHALL BE SERVED ON LANDLORD/AGENT PURSUANT TO CA CIVIL CODE §1961-1962.7: _____

C. TENANT(S): _____

D. PREMISES: Apt. No.: _____ Address: _____

_____ No. of Bdrms: _____

E. TERM: One (1) Year Other: _____ Lease Term

Start Date: _____ (Minimum one (1) year initial lease term required by West Hollywood Municipal Code (WHMC) §19.36.275)

F. RENT PER MONTH: \$ _____ RENT IS DUE ON THE _____ OF EACH MONTH

This rent shall be the maximum allowable rent for the above-named tenant for twelve (12) months. The twelve (12)-month period shall commence on the Lease Term Start Date noted above in Section E.

Plus the current \$6.00 monthly pass-through of the City of West Hollywood’s registration fee as authorized by WHMC Section 17.28.030.

G. LATE RENT CHARGE: 1% of current monthly rent for a rent stabilized unit when rent is received 5 or more days after the due date as noted in Section F above. (Per WHMC §17.32.030(4))

H. SECURITY DEPOSIT (Per CA CIVIL CODE §1950.5)

(1) Security Deposit \$ _____

(2) Last Month (if any) \$ _____

(3) Other (Specify) \$ _____ For: _____

Per CA CIVIL CODE §1950.5 There are limits on the amount of the security deposit: A) If the security deposit is for a residential property without furniture, the security deposit may equal 2 times the rent. B) If the residence is furnished, the landlord may charge up to 3 times the rent. Per WHMC §17.32.020 no additional security deposit may be required during the tenancy.

I. Tenant can only be charged for utilities that are separately metered and any other utilities are paid for by the landlord.

UTILITIES PROVIDED BY LANDLORD: _____

J. HOUSING SERVICES: The following housing services shall be provided and maintained by the landlord:

<input type="checkbox"/> Parking Space(s): How many? ____		<input type="checkbox"/> Assigned # ____	<input type="checkbox"/> Covered	<input type="checkbox"/> Security	<input type="checkbox"/> Tandem	<input type="checkbox"/> Other
		<input type="checkbox"/> Assigned # ____	<input type="checkbox"/> Covered	<input type="checkbox"/> Security	<input type="checkbox"/> Tandem	
<input type="checkbox"/> Storage Area(s): How many? ____		<input type="checkbox"/> Assigned # ____				
		<input type="checkbox"/> Assigned # ____				
<p style="text-align: center;"><u>Appliances</u></p> <input type="checkbox"/> Washer in Unit <input type="checkbox"/> Dryer in Unit <input type="checkbox"/> Refrigerator <input type="checkbox"/> Stove <input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Dishwasher <input type="checkbox"/> Air Conditioning <input type="checkbox"/> Central <input type="checkbox"/> Appliance No. of A/C's: _____ <input type="checkbox"/> Other:		<p style="text-align: center;"><u>Window Coverings</u></p> How many? _____ <input type="checkbox"/> Drapes <input type="checkbox"/> Blinds <input type="checkbox"/> Shades <input type="checkbox"/> Other _____		<p style="text-align: center;"><u>Floor Coverings</u></p> <input type="checkbox"/> Carpet <input type="checkbox"/> Hardwood <input type="checkbox"/> Laminate <input type="checkbox"/> Linoleum <input type="checkbox"/> Vinyl <input type="checkbox"/> Ceramic Tile <input type="checkbox"/> Other: _____		
		<p style="text-align: center;"><u>Alarms/Detectors</u></p> <input type="checkbox"/> Smoke Alarms <input type="checkbox"/> Carbon Monoxide Detectors (Both are required under CA Health and Safety Code (HSC) §13113.7 and HSC §17926)		<input type="checkbox"/> Furnishings: <input type="checkbox"/> Other Services:		

TERMS

TENANT AGREES THAT:

1. **Rent/Late Charge:** Tenant agrees to pay rental of _____ dollars (\$ _____) per month, payable in advance on or before the _____ day of each month at the office or apartment of the manager or owner of the building located at _____ or as designated electronically (electronic payment may not be exclusively required per CA CIVIL CODE §1947.3).

The current \$6.00 monthly pass-through of the City of West Hollywood's registration fee is due and payable with the rent.

In the event the Lease Term Start Date is a day other than the first day of the month, the first month's rent may be prorated to the first day of the succeeding month.

A late rent charge of 1% of the current monthly rent shall be added to any payment of rent made five (5) days or more after the due date for rent payments stated herein or when a deficient amount has been given for rent payment.

In the event any check offered by tenant to landlord for payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment", or any other reason, tenant shall pay landlord a returned check charge equal to the amount charged the landlord by their financial institution.

2. **Security Deposit:** Tenant shall deposit with landlord the Total Deposit designated in section H of this Agreement as a security deposit to secure tenant's faithful performance of all his/her obligations under this Agreement, including the payment of rent and cleaning and repair of the premises upon surrender. (The total security deposit shall not exceed two (2) times the monthly rent for unfurnished apartments nor three (3) times the monthly rent for furnished apartments per CA CIVIL CODE §1950.5).

The amount of the security deposit as established by this agreement, shall not be increased during the course of the tenancy, except in accordance with requirements set forth in state law and the West Hollywood Rent Stabilization Ordinance and Regulations.

No portion of the security deposit shall be deemed rent for any rental month, unless so specified or landlord so elects, or as otherwise provided by law, nor shall it constitute a measure of landlord's damages in the event of a default.

Tenant shall be entitled to interest on the security deposit at rates to be determined annually by the West Hollywood Rent Stabilization Commission in accordance with the formulas set forth in the West Hollywood Rent Stabilization Regulations. The security deposit interest payment shall be paid to the tenant in accordance with the requirements set forth in the West Hollywood Rent Stabilization Ordinance and Regulations.

3. **Utilities:** Responsibilities for utilities shall be governed by Section I. Tenant shall pay when due any utility or other current charge accruing in connection with use of the premises except for the following, which are to be paid by landlord:

4. **Occupants:** Regular occupants of the premises shall be restricted to those persons who have signed this Agreement as "Tenant," and person(s) permitted to occupy the premises pursuant to the West Hollywood Rent Stabilization Ordinance and/or Regulations, and the following named individuals:

Subleases and Assignments: Tenant may not sublet without landlord's prior written consent and may not assign this Agreement without such consent, which shall not be withheld unreasonably.

5. **Condition of Premises:** Upon termination of the tenancy, tenant shall return the premises to landlord in as good working order, condition, and repair as when received, ordinary wear and tear excepted, and free of all of tenant's personal property, trash, and debris. Burns, stains, holes or tears of any size or kind in the carpeting, draperies, or walls, among other types of damage caused by the tenant, their household members, guests or invitees, do not constitute reasonable wear and tear.

Any costs incurred by the landlord, above costs associated with normal wear-and-tear, to restore the premises to rentable condition (including any unpaid rent and damages) shall be withheld and any refund of

tenant's security deposit shall be made in the amount and manner established by California Civil Code §1950.5.

After giving proper notice that they are moving out, the tenant may request a walk-through of the unit at least 2 weeks prior to move-out date. During this walk-through the landlord or their representative will point out to the tenant all visible problems for which deductions could be made from the security deposit. The landlord or their representative will instruct the tenant about what they must do to cure each problem so that deductions will not be made from the deposit per California Civil Code §1950.5.

6. **Tenant's Duty to Maintain Premises:** Throughout the term of this Agreement, tenant shall:
 - a. Keep the premises in clean and sanitary condition;
 - b. Dispose of all tenant's 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 tenant's permission to deface, damage or remove any part of the structure of the premises or the facilities, equipment or appurtenances thereto, nor personally do any such thing;
 - e. Occupy and use the premises in the manner in which they were designed and intended to be occupied and used, as designated in paragraph 9 (nine) of this Agreement;
 - f. Immediately notify landlord of any defects or dangerous conditions in and about the premises of which they become aware.

7. **Use of Premises:** The premises are rented to tenant for residential purposes only and may not be used by tenant or his/her guests and invitees for any other purpose without written consent of landlord except for home occupations permitted by the West Hollywood Zoning Ordinance or for which the tenant holds an administrative permit issued by the Planning Division in accordance with the Ordinance.
 - A. **Guests:** Occupancy by guests for more than _____ days in any six-month period is prohibited without landlord's written consent and shall be considered a breach of this agreement. The landlord's consent shall not be withheld unreasonably.

 - B. **Noise/Disruptive Activities:** Tenant or his/her guests and invitees shall not disturb,

annoy, endanger or inconvenience any other tenant of the building or neighbors, nor violate any law, nor commit or permit waste or nuisance in or about the premises. Further, tenant shall not do or keep anything in or about the premises that will obstruct the public spaces available to any other tenant. Personal belongings shall be stored in approved storage areas only.

- C. Alterations: Tenant shall not make alterations without landlord's prior written approval or except as provided by law.
- D. Motor Vehicles: Only operable, authorized automobiles, motorcycles or other motor vehicles owned by the tenant may be parked in such space(s) as assigned to tenant. Said vehicles may not be washed, repaired or disassembled on or near the general premises without landlord's written consent. The parking spaces shall not be assigned without landlord's written consent.

Guest of a tenant may use the tenant's assigned parking space

- E. Removal of Parking Prohibited: If a landlord provides an on-site, off-street parking-space housing service to a tenant on or after January 1, 2004, that parking space becomes an inseparable part of the rented premises, and the landlord may not remove it during the tenancy unless the tenant consents to the removal in writing per WHMC §17.52.120.

- 8. **Tenant Covenants**: Tenant agrees that each of the terms of this Agreement and of landlord's Rules and Regulations, as provided in paragraph 9, below, constitutes a condition on tenant's right to possession of the premises. Any failure by tenant to comply with one or more of such items shall constitute a material breach of this Agreement for which landlord may terminate tenant's right to possession of the premises and/or forfeit this Agreement in any manner provided by law.
- 9. **Rules and Regulations**: Tenant, and all persons in or about the premises with tenant's permission, shall comply with all Rules and Regulations made by landlord at the time this lease is established. Landlord shall not be obligated to enforce any such Rules and Regulations; and landlord's failure to enforce the Rules and Regulations on any one occasion shall not be deemed a waiver of the right to enforce them on future occasions.
- 10. **Pets**: No animal, bird, or other domestic pet of any kind may be kept on or about the premises without landlord's prior written consent, except one (1) domesticated dog, cat, or bird weighing not more than thirty-five (35) pounds, properly trained service animals needed by blind, deaf or physically disabled persons, and those domestic pets that meet the standards set forth in WHMC §17.52.010.2 as companion animals for persons 62 years of age or older, disabled persons or those living with HIV/AIDS, or as

otherwise provided by law. Consent is granted as follows:

11. **Landlord's Right of Entry**: Landlord may enter the premises to: make repairs or improvements; supply agreed services; show the premises to prospective buyers, tenants, lenders, insurers; and in case of emergency, etc. Except in cases of emergency, tenant's abandonment of the premises, or court order, landlord shall give the tenant reasonable written notice of intent to enter, normally 24 hours following personal service, and enter only during regular business hours. Upon such notice for lawful purposes, the landlord may enter with or without the tenant's presence per CA Civil Code §1954. CA Health and Safety Codes §13113 and §17926.1 state an owner or the owner's agent may enter the premises for the purpose of installing, repairing, testing, and maintaining carbon monoxide devices or fire alarms as required by those sections, pursuant to the authority and requirements of Section 1954 of the Civil Code.

Tenant shall not add or change any lock, locking device, bolt or latch on the premises except as provided for by California Civil Code §1941.3, following appropriate notice to the landlord. Tenant acknowledges that landlord has a key to tenant's premises and may use same for entry, as provided herein. Should the tenant need to install any lock, locking device, bolt or latch pursuant to California Civil Code §1941.3, she/he shall provide the landlord with a copy of any key for use with the new lock.

- Landlord has additional copies of the key
- Landlord does not have additional copies of the key

12. **Notices**:

- a. **Termination of Tenancy by Tenant**: The tenancy under this Agreement may be terminated, subject to tenant's liability for unpaid rent under paragraph one (1) of this Agreement, upon expiration of thirty (30) days following service by tenant on landlord of a written notice setting forth such party's intention to terminate the tenancy. Said notice may be served at any time of the month.
- b. **Termination of Tenancy by Landlord**: Any termination of tenancy by landlord shall be for just cause as set forth by the West Hollywood Rent Stabilization Ordinance and such cause shall be set forth, with reference to the appropriate section of the Ordinance, in the required written notice.

- c. Change in Terms: Any condition of the tenancy other than a legal increase in the amount of rent that is changed after inception of this lease agreement without the tenant’s explicit consent, shall not be enforceable by termination of tenancy for violation of its conditions. The written notice to change a condition other than to increase the rent must set forth that the change was necessary: (a) due to orders by a government agency charged with responsibility for ensuring public health, welfare and safety; (b) required by an insurance company as a condition of coverage for an issue related to health and safety condition; or c) required to comply with federal, state, or local law. The notice must include the written notification from the insurance company or government agency requiring the change of condition.
- The landlord’s notification to tenant of increases based on Annual General Adjustments in accordance with the West Hollywood Rent Stabilization Ordinance and Regulations requires that the landlord serve the tenant with a 30-day written notice setting forth the conditions of the change in the rent amount or a 60-day written notice for Section 8 tenancies.
- d. Voluntary Buyout Offers/Agreements: A “Buyout offer” is an offer, oral or written, by a landlord to pay a tenant money or other consideration to vacate a rental unit. An offer to settle a pending unlawful detainer action shall not be a “buyout offer.”
- Per WHMC §17.52.140, prior to making a Buyout offer, the landlord shall provide each tenant in that rental unit a written disclosure, on a form developed and authorized by the City of West Hollywood’s Rent Stabilization Division. A buyout agreement that does not satisfy all the requirements set forth in WHMC §17.52.140(b) may be rescinded by the tenant at any time. A copy of the fully executed buyout agreement shall be provided to the tenant. A tenant shall have the right to rescind a buyout agreement for up to thirty days after its execution by all parties. In order to rescind a buyout agreement, the tenant must hand-deliver, email, or place in the U.S. mail a statement to the landlord indicating that the tenant has rescinded the buyout agreement. The landlord shall file a copy of the executed buyout agreement, along with proof of service to the tenant no sooner than the thirty-first day (31st) and no later than sixty (60) days after the buyout agreement is executed by all parties. Buyout agreements and disclosure notices shall be filed with the Rent Stabilization Division.
- e. For questions regarding these requirements contact the Rent Stabilization Division at (323) 848-6450 or RSD@weho.org.

13. **Abandonment of Premises:** The premises shall be deemed abandoned by tenant if, after a failure by tenant to pay an installment of rent pursuant to paragraph two (2) of this Agreement, or any portion thereof, for any rental month, and after the date of service of a written notice on tenant pursuant to California Code of Civil Procedure §1161 and §1162, demanding that tenant either pay the amount of rent then due or quit the premises, (a) tenant has been absent from the premises for a period of fourteen (14) consecutive days, and (b) tenant has neither contacted landlord in person nor cured said rent default. Upon such abandonment by tenant, landlord reserves the right to invoke the remedy in Civil Code §1951.3. The landlord has the remedy described in Civil Code §1951.4 (landlord may continue lease in effect after tenant's breach and abandonment and recover rent as it becomes due, if tenant has right to sublet or assign, subject only to reasonable limitations).
14. **Personal Property Remaining on Premises:** After tenant vacates the premises, either by (a) expiration of this tenancy term, (b) termination of the tenancy pursuant to notice as stated in paragraph twelve (12) of this Agreement, or (c) abandonment or surrender, landlord may re-enter and retake possession of the premises and store tenant's personal property for a period of thirty (30) days. If tenant fails to pick up said personal property, which landlord will turn over to tenant cost-free during said thirty (30)-day period, landlord may dispose of any or all such personal property in any manner that landlord, in its sole direction, deems appropriate in accordance with all statutory requirements prescribed for said disposition. State requirements for abandoned personal property can be found in CA Civil Code §1983, §1986 - §1988.
15. **Attorney Fees:** In the event of a lawsuit or other legal proceeding arising out of this Agreement or related to its subject matter (including, but not limited to, an action to enforce any terms of this Agreement or to recover possession of the premises), the prevailing party shall recover from the other party his/her/its legal services fees & reasonable costs incurred in connection with such action/proceeding.
16. **Waiver of Breach:** Landlord's failure to require strict compliance with the conditions of this Agreement, or to exercise any right provided herein, shall not be deemed a waiver by landlord of such condition or right. Landlord's acceptance of rent with knowledge of any default under this Agreement by tenant shall not be deemed a waiver of such default, nor shall it limit landlord's rights with respect to that or any subsequent default.
17. **Statutory Damages for Willful Holding Over:** The landlord may be awarded statutory damages of up to six hundred dollars (\$600), in addition to actual damages, including rent found due, if the tenant is found

guilty of forcible entry, or forcible or unlawful detainer, and malice is shown pursuant to Code of Civil Procedure § 1174(b).

18. **Service of Notices:** Notices, demands and service of process for landlord may be served on:

_____ at the
following address during normal business hours (See Section A on page 1):

19. **Designation of Parties:** For purposes of this Agreement, the term “landlord” and the term “tenant” includes all persons who satisfy the definition of said terms as outlined in the West Hollywood Rent Stabilization Ordinance. Any references herein to “landlord” and/or “tenant” are deemed to apply without respect to number or gender.

20. **Renter’s Insurance:** Landlord is not liable to Tenant or any of Tenant's invitees, licensees, and/or guests for any damages not proximately caused by Landlord and Landlord will not compensate Tenant or any other person for damages proximately caused by any other source, including acts of God and nature. Tenant shall obtain and pay for any insurance coverage that Tenant deems necessary to protect Tenant from any loss or expense that may be caused by such persons or events.

I HAVE READ AND UNDERSTOOD THE REQUIREMENT FOR RENTERS INSURANCE –

Tenant Signature: _____

21. **Validity/Severability:** If any provision of this Agreement is held to be invalid, such invalidity shall not affect the validity or enforceability of any other provision of this Agreement.

22. **Entire Agreement:** The foregoing, including its attachments incorporated by reference, constitutes the entire agreement between parties and supersedes any oral or written representations or agreements that may have been made by either party. Further, tenant represents that she/he has relied solely on her/his own judgment, experience and expertise, in entering into this Agreement with landlord.

23. **Emergency Contact:** In emergency situations concerning the safety of the unit, property or its residents, please contact the following person(s): Name: _____
Phone: _____ If this person is not available, you should obtain help by doing the following: _____

LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. See attachments.

MAINTENANCE OBLIGATIONS

It is the landlord’s obligation to maintain the building and grounds appurtenant to the dwelling unit in a decent, safe and sanitary condition and to comply with all state and local laws, regulations and ordinances concerning the condition of the dwelling units.

If repairs are now needed to comply with this paragraph, landlord specifically agrees to complete the following repairs by the following dates:

<u>Repair</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If landlord substantially fails to comply with any duty imposed by this paragraph, the tenant may use such remedies set forth in the California Civil Code or the City of West Hollywood Rent Stabilization Ordinance and Regulations.

Landlord is not responsible for defective conditions caused by tenant’s own malfeasance or nonfeasance or that of any other member of the tenant’s household, guests or invitee with tenant’s permission.

DISCLOSURES

Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

Information About Bed Bugs

Bed bug Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color.

When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.

Life Cycle and Reproduction: An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days. Bed bugs can survive for months without feeding.

Bed bug Bites: Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.

Common signs and symptoms of a possible bed bug infestation:

- Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls.
- Molted bed bug skins, white, sticky eggs, or empty eggshells.
- Very heavily infested areas may have a characteristically sweet odor.
- Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

For more information, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.

Tenants who suspect bed bugs are present should immediately report the situation to:

Rent Stabilized Property Notice

This property is subject to the provisions of the Rent Stabilization Ordinance (RSO) of the City of West Hollywood. A copy of the RSO and information regarding the maximum allowable rent that may be charged for each unit may be obtained from West Hollywood Rent Stabilization Division located at:

West Hollywood City Hall

8300 Santa Monica Boulevard

West Hollywood, CA 90069

Or by calling: **(323) 848-6450**

This property is also subject to Chapter 17.52 of the City of West Hollywood RSO, which includes, but is not limited to, the protections related to eviction and the prohibition against tenant harassment.

For properties with 5 or more units, this notice must be conspicuously displayed in a common area where it is reasonably likely to be seen by every tenant living at the property as well as every person visiting the property as a prospective tenant. It may be posted in the same place, and on the same document, as the notice of emergency telephone numbers required by RSO Section 17.56.010(h)(4).

Эта собственность регулируется положениями муниципального постановления города Западный Голливуд “О Контроле Арендной Платы”.

Копия постановления и информация о максимально допустимом размере арендной платы, взимаемой с каждой квартиры, доступна в Отделе Контроля Арендной Платы города Западный Голливуд по адресу:

West Hollywood City Hall

8300 Santa Monica Boulevard

West Hollywood, CA 90069

или по телефону:**(323) 848-6450**

Эта собственность также регулируется статьей 17.52 постановления города Западный Голливуд “О Контроле Арендной Платы”, которая включает в себя, но не ограничивается защитой жильцов от выселения и притеснений.

Для собственности 5 и более квартир данная информация должна быть размещена на видном месте, в помещении общего доступа, где ее заметят все проживающие, а также потенциальные жильцы. Информация может быть размещена на том же месте, где указаны телефоны экстренных служб в соответствии с пунктом 17.56.010(h)(4) муниципального постановления города Западный Голливуд “О Контроле Арендной Платы”.

Esta propiedad está sujeta a las provisiones de la Ordenanza de Estabilización de Rentas (RSO) de la Ciudad de West Hollywood. Se puede obtener una copia de la RSO e información sobre el alquiler máximo permitido que se puede cobrar por cada unidad en la División de Estabilización de Renta de West Hollywood ubicada en:

Ciudad de West Hollywood

8300 Santa Mónica Boulevard

O llamando a:

(323) 848-6450

Esta propiedad también está sujeta al Capítulo 17.52 de la RSO de la Ciudad de West Hollywood, que incluye, pero no limitado a, las protecciones relacionadas con el desalojo y la prohibición contra el acoso de inquilinos.

Para propiedades con 5 o más unidades, este aviso debe exhibirse de manera visible en un área común donde sea razonablemente probable que lo vean todos los inquilinos que viven en la propiedad, así como también todas las personas que visiten la propiedad como posibles inquilinos. Puede publicarse en el mismo lugar y en el mismo documento que el aviso de números de teléfono de emergencia requerido por la Sección 17.56.010(h)(4) de RSO.

Prohibition of Side Agreements

An agreement charging additional fees or rent for provision of any housing service in the rental unit or common area that is connected with the use and occupancy of the rental unit, including parking, is prohibited under West Hollywood Municipal Code Section 17.32.090. The landlord and tenant may, however, negotiate to exclude certain housing services, including parking, from the tenancy, and the initial rent may be adjusted accordingly based on the parties' agreement. If at any time during the tenancy, the landlord and tenant wish to add or remove a housing service which can be readily added to or removed from the unit and which has an ascertainable market value in the community, they may negotiate and agree to adjust, upon City approval, the maximum allowable rent (MAR) to reflect the added or removed housing service. Parties seeking to adjust the MAR should contact the City's Rent Stabilization Division. **(323) 848-6450**

Tenant's Initials _____

Любое соглашение о взимании дополнительных платежей или арендной платы за какие-либо жилищные услуги, предоставляемые на территории арендуемого жилого помещения или в местах общего пользования, имеющих отношение к использованию или проживанию в арендуемом помещении, включая парковку, запрещается статьей 17.32.090 Муниципального Кодекса города Западный Голливуд. Арендодатель и арендатор, тем не менее, могут договориться об исключении некоторых жилищных услуг, в том числе парковки, из договора аренды, и изначальная арендная плата может быть соответственно пересмотрена на основании соглашения сторон. Если в течение договора аренды арендодатель либо арендатор захочет добавить или исключить какую-либо услугу, которая может без труда предоставляться или не предоставляться в арендуемом помещении и которая представляет определенную ценность для жильцов, они могут договориться об этом, и, получив разрешение от города, заключить соглашение об изменении максимальной разрешенной арендной платы (maximum allowable rent - MAR), которое будет отражать исключение или добавление жилищной услуги.

Арендодатель и арендатор, которые хотят заключить соглашение об изменении MAR, должны обратиться в Отдел Контроля Арендной Платы города Западный Голливуд.

(323) 848-6450

Инициалы квартиросъемщика _____

Un acuerdo que cobre tarifas adicionales o renta por la provisión de cualquier servicio de vivienda en la unidad de renta o área común que esté relacionado con el uso y la ocupación de la unidad de renta, incluyendo el estacionamiento, está prohibido según la Sección 17.32.090 del Código Municipal de West Hollywood. Sin embargo, el inquilino y el propietario pueden negociar para excluir ciertos servicios de vivienda, incluyendo el estacionamiento, del contrato de arrendamiento, y la renta inicial puede ajustarse en consecuencia según el acuerdo de los dos lados. Si en algún momento durante el arrendamiento, el inquilino y el propietario desean agregar o quitar un servicio de vivienda que se pueda agregar o quitar fácilmente de la unidad y que tenga un valor de mercado comparable en la comunidad, pueden negociar y acordar ajustar, con la aprobación de la Ciudad, la renta máxima permitido (MAR) para reflejar el servicio de vivienda agregado o eliminado. Los dos lados que buscan ajustar el MAR deben comunicarse con la División de Estabilización de Rentas de la Ciudad. **(323) 848-6450**

Iniciales del inquilino _____

Additional disclosures required by law, if any, are as follows:

LANDLORD: _____ DATE: _____

TENANT: _____ DATE: _____

TENANT: _____ DATE: _____

TENANT: _____ DATE: _____