

THE SKY HOUSE

California Residents Lease Agreement

This California Residential Loan agreement made on _____ [mm/dd/yyyy] between Landlord The Sky House and Tenant _____

The tenant agrees to lease the Premise from the Landlord under the following **terms and conditions**:

PROPERTY: Located at 1514 Ramona Ave, Spring Valley, CA 91977 to the Tenant ["Premises" also known as THE SKY HOUSE.]

I, [Tenant] _____ pay rent, for a shared room, located at 1514 Ramona Ave Spring Valley of \$2,000 per month. Mother with child \$2,100 per month. This agreement is effective beginning _____ and will extend on a month-to-month basis, as long as Tenant remains in compliance with **ALL** terms of this Rental Agreement **AND** the discussed and attached THE SKY HOUSE

Rules and Regulations In exchange for the monthly rental payment, THE SKY HOUSE, as the Landlord, **will provide**:

1) (Men Only) Double bed in a shared room with 1 other resident double bed and shared hall bathroom. **(Women Only)** double bed in a shared self contained Master bedroom with 2 other resident double beds that may include an infant to 5 yrs old, crib provided; **2)** all rooms include closet and under bed roller dresser **3)** Bedding (zipper mattress and pillow protector, fitted sheet, top sheet, comforter, fleece top blanket. **4)** Towels (3) (face, hand, body) **5)** Basic toiletries starter kit (body wash, hair shampoo & conditioner, lotion. tooth paste & tooth brush) **6)** 1 Hair blow dryer per bathroom **7)** 55" TV with wi-fi per room including common area living room **8)** Paid utilities **9)** Use of on-site washer/dryer (2x per wk) with 2 tide pods and dryer sheets **10)** 24/7 access to basic local phone service **11)** Access/use of on-site laptop computer (subject to manager approval) **12)** coffee, tea, juice and 2 prepared meals (Breakfast & Dinner) limited snacks **13)** Access/use of on-site laptop computer (subject to manager approval) **14)** Use of common areas, living (with 55" TV"), dining room, exterior deck off dining room and Kitchen AND game room **15)** Guest will be able to enter the common areas. **16)** Training and guest speakers providing a range of Career development, mental health and self improvement.

1. Rent: Is Due & Payable on the (1st) day of the month. All residents receiving SSI/SSA will pay rent no later than the (10th) day of the month. Rent Payment can be in person to The Sky House at 1514 Ramona Ave. Spring Valley. CA 91977. Acceptable methods of payment include personal check, cashier's check, or money order.

2. Vacate the premises: If Tenant fails to pay the agreed upon rent by the (10th) day of the month. Failure to vacate may result in the Landlord filing an unlawful detainer case in court to evict Tenant. The Sky House and its owner shall retain all landlord rights under California law.

3. Abide by the house rules of The Sky House provided with this agreement.

4. Tenant understands and agrees: The Premises is a shared housing unit, where Tenant shares common areas (living room, dining area, kitchen, bathrooms, etc.) with other tenants. Tenant also agrees to permit the owner or employee(s) Curtis McNiel, Roxanne McNiel, Shiawanna Turner, James Robert Lawrey to enter Tenant's bedroom based on the cleaning schedule, or upon 24 hours' notice for the purpose of inspecting the bedroom, making any necessary or agreed-upon repairs or removing/mitigating any pest infestation, or at any time in order to respond to any emergency.

5. Inform: The Sky House Manager(s) and The Sky House landlord of any situation that violates The Sky House Rules or any situation that presents a danger to property or other residents and/or guests.

6. The Sky House Management is not responsible for any lost or stolen items.

7. Tenant must inform his/her guests of the house rules and policies AND is responsible for his/her guests, while they are visiting The Sky House. Tenant also agrees that no guest of Tenant may stay overnight at The Sky House.

8. Tenant must attend mandatory house meetings regularly (not all homes have mandatory meetings).

9. Tenant agrees to: cooperate with safety or maintenance inspections or work done by The Sky House Managers its management or third party contractors hired by The Sky House.

10. Tenant understands and agrees: that a breach (violation) of any part of this Agreement, if not cured (fully taken care of), by Tenant within 3 days' notice, constitutes grounds for terminating this agreement and eviction.

11. If The Sky House landlord wants or needs to give the Tenant any written notice, the **Landlord** may deliver that notice to the Tenant at this Independent Living home.

Termination

Either party may terminate the contract by issuing a written thirty (30) day notice in advance and delivering it to the other party. Notices shall be delivered to the Tenant in person or posted on the resident door in an envelope or to the Tenant’s mailing address, if Tenant is unavailable. Notices to the **The Sky House** shall be given to the named House Managers in person or place in the mailbox at _____.

Refunds

No refund will be given after rental agreement is signed.

General Provisions

- A. **Security Deposit:** If Landlord requires a security deposit from Tenant, Landlord may apply the security deposit at the end of the tenancy to unpaid rent, damages, and court costs (if applicable). Landlord will account for the security deposit to Tenant in accordance with California law.
- B. **Megan’s Law:** 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 this person resides.
- C. If the Landlord has a pest-control company perform application(s) of pesticides on the Premises, the pest control company will provide the Landlord and Tenant with a list of pesticides used in treatments, the ingredients of the pesticides, the frequency of treatments, and a warning that says "Caution --Pesticides or Toxic Chemicals."
- D. The failure of **The Sky House** to enforce any part of this Rental Agreement shall not constitute a waiver of **The Sky House** of any of its rights in this Agreement or under California law.
- E. This Rental Agreement shall be subject to and enforced in accordance with California law. If any provision or clause of this Rental Agreement is determined to be void or invalid, the remaining provisions and/or portions of provisions shall remain valid and enforceable and shall be construed to so remain. In any court case to enforce this Agreement or to evict Tenant (unlawful detainer case), **The Sky House** has the right to a judgment or award by the court for attorney’s fees and costs incurred by **The Sky House**.

I, the undersigned tenant, agree to this rental agreement and have received a copy of the house rules and rental agreement.

Tenant:_____ [print name]
Tenant Signature _____
Date _____
Address for Notices: _____

The Sky House Landlord /Management signature _____
Date _____