

RENTAL AGREEMENT AND/OR LEASE

Landlord/Lesson/Agent: _____
 Tenant(s)/Lessee: _____
 Tenant(s)/Lessee: _____
 Apartment Address: _____
 City: _____

This Rental Agreement and/or Lease shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed. Landlord/Lesson/Agent (to the left) shall be referred to as "OWNER" and Tenant(s)/Lessee(s) (to the left) shall be referred to as "RESIDENT." As consideration for this agreement, OWNER agrees to rent/lease to RESIDENT and RESIDENT agrees to rent/lease from OWNER for use SOLELY AS A PRIVATE RESIDENCE, the premises listed to the left.

- 1. TERMS:** RESIDENT agrees to pay in advance \$_____ per month on the _____ day of each month. This agreement shall commence on _____, 20____ and continue: (check one)
 - A. ☐ Until _____, 20____ as a leasehold. Thereafter it shall become a month-to-month tenancy. If RESIDENT should move from the premises prior to the expiration of this time period, he shall be liable for all rent due until such time that the apartment is occupied by an OWNER approved paying RESIDENT and/or expiration of said time period, whichever period is shorter.
 - B. ☐ A month-to-month tenancy, that may be terminated by either party. The OWNER giving 60-day written notice to move (for more than 1 year tenancy), or a 30-day written notice to move (for less than 1 year tenancy) and the RESIDENT giving 30-day written notice of intent to terminate tenancy.
- 2. PAYMENTS:** Rent and/or other charges are to be paid at the office or apartment of the manager of the building or at such other place designated in writing by OWNER. For the safety of the manager, all payments are to be made by check or money order and no cash shall be acceptable. OWNER acknowledges receipt of the First month's rent of: \$_____, and a Security Deposit of \$_____, for a total payment of \$_____. All payments are to be made payable to: _____, California, and delivered to _____, who is usually available on the following days: _____, during the following hours: _____. Telephone Number _____.
- 3. LATE CHARGE:** A late fee of \$_____, said amount not to exceed 6% of the monthly rent, shall be added to any payment of rent not made before _____ day(s) after the due date or for which a deficient (bounced) check shall have been given.
- 4. SECURITY DEPOSITS:** The Security Deposit shall not exceed two times the monthly rent for unfurnished apartments or three times the monthly rent for furnished apartments. The total of the above deposits shall secure compliance with the terms and conditions of this agreement and shall be refunded to RESIDENT within 21 days after the premises have been completely vacated less any amount necessary to pay OWNER: a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) costs for repair of damages to apartment and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement. A written accounting of said charges shall be presented to RESIDENT within 21 days of move-out. If deposits do not cover such costs and damages, the RESIDENT shall immediately pay said additional costs for damages to OWNER. During the term of tenancy, RESIDENT agrees to increase the deposit upon 30 days written notice by an amount equal to any future increases in rent and/or an amount necessary to cover the cost of rectifying any damage or expense for which RESIDENT is responsible. Security deposit is not to be used as last month's rent.
- 5. UTILITIES:** RESIDENT agrees to pay for all utilities and/or services based upon occupancy of the premises except _____.
- 6. OCCUPANTS:** Guest(s) staying over 14 days cumulative or longer during any 12-month period, without the OWNER'S written consent, shall be considered a breach of this agreement. ONLY the following listed individuals and/or animals, AND NO OTHERS shall occupy the subject apartment for more than 14 days unless the expressed written consent of OWNER is obtained in advance: _____. RESIDENT shall pay additional rent at the rate of \$100.00 per month or 25% (for the amount allowed under rent control) of the current monthly rent; whichever amount is greater, for the period of time that each additional guest in excess of the above named shall occupy the premises. RESIDENT shall pay the same additional monthly rent for each additional animal in excess of the above named animal(s), which shall occupy the premises. Acceptance of additional rent or approval of a guest shall not waive any requirement of this agreement or convert the status of any "guest" into a RESIDENT.
- 7. PETS AND FURNISHINGS:** Furnishings - No liquid-filled furniture of any kind may be kept on the premises. If the structure was built in 1973 or later RESIDENT may possess a waterbed if he maintains waterbed insurance valued at \$100,000.00 or more. RESIDENT must furnish OWNER with proof of said insurance. RESIDENT must also comply with Civil Code Section 1940.5. Resident shall not keep on premises a receptacle containing more than ten gallons of liquid, highly combustible materials or other items which may cause a hazard or affect insurance rates such as, musical instrument, item(s) of unusual weight or dimension. RESIDENT also agrees to carry insurance deemed appropriate by OWNER to cover possible losses caused by using said items. Pets - [No animal, toad, fish, reptile, and/or pet of any kind shall be kept on or about the premises, for any amount of time, without obtaining the prior written consent and meeting the requirements of the OWNER. Said consent, if granted, shall be revocable at OWNER'S option upon giving a 30-day written notice. In the event laws are passed or permission is granted to have any item prohibited by this agreement or if for any reason such item exists on the premises, there shall be minimum additional rent of \$25.00 a month for each such item if another amount is not stated in this agreement. In the event laws are passed or permission is granted to have a pet and/or animal of any kind, an additional deposit in the amount of \$_____ shall be required along with the signing of OWNER'S "PET AGREEMENT."
- 8. PARKING/STORAGE:** When and if RESIDENT is assigned a parking space on OWNER'S property, the parking space shall be used exclusively for parking of passenger automobiles and/or those approved vehicles listed on RESIDENT'S "Application to Rent/Lease" or attached hereto. RESIDENT is hereby assigned parking space # _____. RESIDENT may not wash, repair, or paint in this parking space or at any other common areas on the premises. (RESIDENT may not assign, sublet, or allow RESIDENT'S guest(s) to use this or any other parking space.) RESIDENT is responsible for oil leaks and other vehicle discharges for which RESIDENT shall be charged for cleaning if deemed necessary by OWNER. Only vehicles that are operational may park in their assigned space. Resident is assigned storage space # _____ located _____.
- 9. NOISE:** RESIDENT agrees not to cause or allow any noise or activity on the premises that might disturb the peace and quiet of another RESIDENT. Said noise and/or activity shall be a breach of this Agreement.
- 10. LOITERING AND PLAY:** Lounging, playing, or unnecessary loitering in the halls, on the front steps, or in the common areas in such a way as to interfere with the free use and enjoyment, passage or convenience of another RESIDENT is prohibited.
- 11. DESTRUCTION OF PREMISES:** If the premises become totally or partially destroyed during the term of this Agreement so that RESIDENT'S use is seriously impaired, RESIDENT or OWNER may terminate this Agreement immediately upon three-day written notice to the other.
- 12. CONDITION OF PREMISES:** RESIDENT acknowledges that he has examined the premises and that said premises, all furnishings, fixtures, furniture, plumbing, heating, electrical facilities, all items listed on the attached inventory sheet, if any, and/or all other items provided by OWNER are all clean, and in good satisfactory condition except as may be indicated elsewhere in this Agreement. RESIDENT agrees to keep the premises and all items in good order and condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by RESIDENT, his guests and/or invitees, except as provided by law. At the termination of this Agreement, all of the above-enumerated items in this provision shall be returned to OWNER in clean and good condition except for reasonable wear and tear; the premises shall be free of all personal property; trash not belonging to OWNER. It is agreed that all dirt, holes, tears, burns, or stains of any size or amount in the carpets, drapes, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear.



Aoa Form No 101

**Association of American Railroads.
Accounting Division**

A red circular graphic with a gradient, appearing as a partial circle or a thick curved line, located to the right of the text box.

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Federal Register, 2013-09 Report of the Railway Accounting Officers' Association Association of American Railroads. Accounting Division, 1928 Code of Federal Regulations, 1986 RF-101 Voodoo Units in Combat Peter E. Davies, 2019-03-21 McDonnell s F 101 Voodoo series was in many ways the most interesting of the Century Series fighter programmes of the 1950s partly because the type s design and intended mission changed radically during a 40 year career Originally designed as a fighter bomber it was converted to be a reconnaissance aircraft serving alongside the U 2 and RF 8 Crusaders during the Cuban Missile Crisis and the Vietnam War Although it gained a reputation as a difficult aircraft to handle the jet s supersonic speed and newly developed camera suite enabled it to conduct vital low altitude photo reconnaissance missions over heavily defended target areas In combat the RF 101 was usually first in last out for strike missions This made it a ready target with a solo aircraft flying straight and level to gather target photo evidence at low altitude offering enemy gunners plenty of opportunity to shoot the Voodoo down This study tells the combat stories of this extraordinary aircraft highlighting the difficulty of the missions on which it was sent and the courage of its pilots *Railway Accounting Procedure* Railway Accounting Officers Association, 1927 Beginning with the edition of 1926 there is a bibliography compiled by the Bureau of Railway Economics Washington D C **Trade Policy between Law, Diplomacy and Scholarship** Christoph Herrmann, Bruno Simma, Rudolf Streinz, 2015-06-20 This book presents 22 topical contributions on international trade law and policy with a particular focus on EU external trade law addressing countries ranging from Ukraine to Switzerland and the US TTIP and aspects from trade and IPRs to anti dumping The volume constitutes a state of the art treatment of the many facets of trade policy in the 21st century from legal diplomatic and academic standpoints The book is dedicated to the memory of Horst G nter Krenzler former Director General for External Relations for the European Commission and Chief Negotiator for the European Union in many trade negotiations honorary professor of European Union law at the University of Munich and an of counsel with Freshfields Brussels office after retirement from the Commission *Department of Transportation and Related Agencies Appropriations for 1975* United States. Congress. House. Committee on Appropriations. Subcommittee on Department of Transportation and Related Agencies Appropriations, 1974 *The Code of Federal Regulations of the United States of America*, 1986 The Code of Federal Regulations is the codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the Federal Government *Transfer Pricing and Value Creation* Raffaele Petruzzi, Romero J.S. Tavares Esq., 2019-09-02 Value Creation and its effects on Transfer Pricing and tax law Emerging from the OECD G20 BEPS Project a new somewhat fuzzy notion of Value Creation came to permeate not only Transfer Pricing language but also wider allocation rules and anti abuse provisions in international tax law The notion of Value Creation reframes the interpretation and application of the Arm s Length Principle ALP that is embedded in Articles 7 and 9 of the OECD Model Convention This new Value Creation notion and

approach assist in understanding key enterprise functions while different industry sectors manifest these concepts in various ways Situating such notions and this approach within the law of tax treaties and analyzing terms of the OECD Transfer Pricing Guidelines alongside their factual context is the aim of this book Here law students address Transfer Pricing and Value Creation in sectors as varied as commodities trade automotive consumer products food and beverages pharmaceutical and life sciences telecommunications and the key topic of value creation in a digitalized economy Our LL M students were required to address issues not explored in legal research and to discuss factual topics relevant for Transfer Pricing All students focused on topics that are new to the international tax debate that keep evolving and on factual matters that often escape legal research **Clearinghouse Review** ,1990

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