

LESSOR: LA Furnished Apartments Inc. 462 N. McCadden Place LA., CA. 90004; Sales: (323) 788-4483 Fax: (323) 965-9963 Email: LA@FurnApt.com

LESSEE/s (All Occupants): \_\_\_\_\_ EMAIL: \_\_\_\_\_

UNIT ADDRESS: \_\_\_\_\_ LA, CA.900 \_\_\_\_\_ APT# \_\_\_\_\_ GARAGE: \_\_\_\_\_ PHONE#:(323) 386- \_\_\_\_\_ (9=buzzer)

LEASE BEGINS: (from 2PM-5PM) \_\_\_\_\_ LEASE ENDS: (10:30AM) \_\_\_\_\_

RENT: \_\_\_\_\_ SECURITY: \$1000. TOTAL DUE: \_\_\_\_\_

1. PAYMENTS: Proration for partial month's stay always brings rent payment to the first of every month. Payment is always due in Lessor/s mailbox (or postmarked) on the 1st day of the month. Rent is late on the 2nd. A \$100 late fee is then assessed for each occurrence. Payment can be made in ACH / E-Check (preferred and the easiest and most affordable method), (Visa, MasterCard, Discover accepted for subsequent months only), Bank Wire Transfer, Cashier's Check, Money Order, Cash payments (with receipt & we do not provide change); local California checks are ok for the 1st month if funds are cleared in advance. We accommodate W9-form requests. We do not invoice. PAYMENT IS SENT TO: LA Furnished Apartments Inc. 462 North McCadden Pl. Los Angeles, CA. 90004. NSF checks incur a first time \$25 penalty and afterwards, \$35. Wire Transfers add \$15 per transaction. SECURITY DEPOSIT: Will be posted to the Lessee/s within 21 business days of lease termination, less any damage to furnishings, fixtures, house-wares in the apartment as well as any missing items, overages of utility allowance or arrears. Lessee/s may not use the Security deposit to pay for any days of rent.

2. LESSOR PROVIDES: A fully furnished apartment including Roku, TV, Wi-Fi internet, 1 covered parking space (per bedroom apt.) and unlimited free nationwide calling. Lessee agrees that appliances are all operable and that fixtures, drapes, carpets, tables, countertops and sofa are free of stains or marks. Apartment has been cleaned professionally and approved by Lessor/s staff, however Lessee/s has 3 days upon occupying unit to inform us of any damage (by email only) or both parties agree by default that the apartment and all therein is in very nice and operable condition. The utilities sometimes go over the allowance of \$40/Mo., depending on Lessee/s use. The allowance is an average. It is noncumulative and it includes heat, gas, electricity, water, disposal, sewage and trash. Move-out cleaning over 2 hours is billed at \$30/hour. Utility bills are sent to us every two months. If utility company does not send us the bill before the refund, charges may be prorated to the end of the stay. If no charges have been received for Lessee/s time with Lessor/s, Lessor/s will be compelled to hold \$100, and to send the balance to Lessee/s after the 21 day refund. Any overages on these or any extra charges or services billed to us whether intended or not, ex: 411, collect calls, etc. are Lessee/s responsibility. Any alterations to Lessor/s electronic equipment and especially tampering with the Roku will result in serious fines. LA Furnished will handle all problems with Lessor/s provided inventory, including all Roku Equipment, furnishings, appliances, and all lease questions and answers: such as move in/out instructions or lease extension information. Instructions for all proper electronics use have been provided and help is available by calling management number, or by emailing Lessor/s. Tenant will contact Lessor/s in a timely manner if any said services are either semi or non-functional so Lessor/s can help Lessee/s enjoy Lessor/s services for the entire stay. Lessor/s will provide a service call upon request with given permission to enter, if the problem cannot be solved on the phone. If technician is called out for internet, phone, or Roku, and the problem is not with hardware or service provider, tenant is billable and payment is the responsibility of the Lessee/s. No credits are given for the temporary loss of provided services. Management for LA Furnished Apartments Inc. can be reached through email which is often faster: LA@FurnApt.com or by calling Lessor/s Maintenance line: (323) 965-9953.

3. TENANT MUST CONTACT ON-SITE BUILDING MANAGEMENT FOR: Any problems related to the building or apartment itself, including but not limited to: plumbing emergencies, elevators, garage doors, large appliances, heat, and air conditioning, electrical problems, or any possible safety hazards. The Lessee/s is required to and agrees to notify the building manager immediately about any emergency using the phone numbers below. Building management will respond and tenant agrees that management will enter Lessee/s unit to resolve any issue or any emergency. The Lessee/s agrees to all the terms of the master lease and which have been reviewed, and will use aeration methods regularly to prevent moisture buildup.

4. TERMS OF RENTAL PERIOD: Lessee/s shall have the right to extend & continue occupancy with written or emailed approval by Lessor 10 days before the scheduled termination date of this agreement. Lessee/s agrees that apartment can be shown with 24 hours notice. For showing, the apartment must be in excellent condition. Lessee/s is responsible for maintaining the apartment in a clean and presentable manner during the period covered in this agreement and throughout occupancy. The Lessee/s assumes all liability for accidents, slips, and falls within the apartment unit and the property occupied. If Lessee/s decides to use a credit card or payment from a third party of any kind, at time of payment the Lessee/s acknowledges that LA Furnished Apartment Inc.'s contractual obligation has been fulfilled. In addition, Lessee/s permanently and irrevocably waives any and all rights to cause a charge-back, reversal of fees, contested charge, or stop payment for any reason against LA Furnished Apartments Inc. Lessee/s is responsible for fees associated with Small Claims Collection. Lessee/s is to be responsible for all legal fees and other costs related to any eviction proceedings resulting from late rent payments, unpaid rent, unlawful activity and/or disruptive behavior during the Lessee/s occupancy period of the apartment. In addition, any legal action brought by either party to enforce any part of this lease, the prevailing party shall recover in addition to all other relief and reasonable attorney fees and costs, not to exceed the amount of \$500 in total. Lessee/s has reviewed and understands the federal-mandated lead-disclosures. Cancellation of rental agreement before lease dates begin, incurs a cancellation fee of 3 days rent. If another person plans to occupy Lessee/s apartment for more than 1 week, they must get prior approval and sign the lease agreement. If no extension is approved, Lessor/s will rely upon Lessee/s lease expiration, and Lessee/s agrees to vacate and allow Lessor/s to take possession of the apartment at 10:30 A.M. on that date of expiration. A stay past the lease termination date without prior permission will incur a holdover fee of \$200/day. If Lessee/s vacates and/or abandons apartment before lease termination, with or without notice, there will be no credit given. In addition, Lessor may then take immediate repossession of vacated unit and the balance of rent will be accelerated and is due in full on that date. NO SMOKING IN THE UNIT'S PREMISES. Smoke/burn odors in apartment will incur a deodorizing fee. The apartment is provided for the use and quiet enjoyment of the above listed Lessee/s. Any excessive noise, disturbances or any other activities that infringe upon the quiet enjoyment of the neighbors will not be tolerated and will be subject to legal action. No pets allowed or visiting without signed addendum. It is cause for eviction and will incur a fee for cleanup and de-flea. Upon vacating, apartment and inventory must be returned in the same clean and working condition as it was given to the Lessee/s.

(Read and Understood) Lessee/s Signature \_\_\_\_\_ Date \_\_\_\_\_

<u>Amenities</u>	<u>Quantity</u>	<u>Cost</u>	<u>Amenities</u>	<u>Quantity</u>	<u>Cost</u>	<u>Amenities</u>	<u>Quantity</u>	<u>Cost</u>
<b>LIVING ROOM:</b>			<b>KITCHEN WARES:</b>			<b>CLEANING SUPPLIES:</b>		
42" HDTV LCD (1080p)	1	800	DISHWASHER	1	-	DISH TOWELS	2	
ROKU, (PROGRAMMED WITH:)	1	800	MICROWAVE OVEN	1	-	DISH DRYER TRAY	1	-
NETFLIX, AMAZON PRIME,	-	INCL	TOASTER	1	-	WASTE PAPER BASKET	1	-
HULU+, HBOGO AND MORE	-	INCL	ELECTRIC CAN OPENER	1	-	SQUEEGEE MOP	1	-
HIGHSPEED WIFI	-	INCL	COFFEE MAKER	1	-	BROOM/DUST PAN	1,1	-
MODERN SOFA AND CHAIR SET	1,1	900	WATER PITCHER	1	-	VACUUM CLEANER	1	120
OOMA PHONE DEVICE	1	200	STOVETOP RANGE OVEN	1	-	IRON & IRON BOARD	1,1	-
UNLIMITED US CALLING	-	INCL	<b>CHEF'S TOOLS:</b>			<b>1 BED / X2 FOR 2 BED:</b>		
DINING TABLE & CHAIR SET	1,SET	300/360	COOKWARE SET & LIDS	SET	-	QUEEN BED (MADE)	1	-
COFFEE TABLE	1	-	MIXING BOWLS / LIDS	SET	-	EXTRA QUEEN SHEETS &		
ARTWORK	3-5	-	KNIFE BLOCK AND SET	SET	-	QUEEN BLANKET	SET	-
DECORATIVE PLANT	1	-	CUTTING BOARD	1	-	DRESSER & MIRROR	1	-
PHONE & ANSW. MACHINE	1,1	-	OVEN-SAFETY MITT	1	-	PILLOWS & CASINGS	3,3	-
ENTERTAINMENT TV STAND	1	-	GRATER, COLANDER	1,1	-	QUEEN HEADBOARD	1	-
WIRELESS ROUTER	1	200	CORKSCREW, PEELER	1,1	-	MATTRESS & BOXSPRING	1,1	-
(MODEM - WHERE APPLICABLE)	(1)	(200)	KITCHEN SCISSORS	1	-	SHAMS/SKIRT SPREAD	SET	-
LAMPS & OUTLET EXTENSIONS (W/A)	2,(-)	-	ICE TRAYS & WASTE BASKET	2,1	-	ALARM CLOCK RADIO	1	-
END TABLES	2	-	<b>SERVICE FOR FOUR:</b>			NIGHT STANDS	2	-
<b>STARTER KIT:</b>			TEA CUP/SAUCER SET	SET	-	LAMPS, HANGERS	2,30	-,-
PAPER TOWELS	-	-	PLATES, BOWLS	SET	-	<b>BATH / X2 FOR 2 BED:</b>		
DISHWASHING SOAP	-	-	FLATWARE & TRAY	SET	-	BATH & HAND TOWELS	4,4	-
PREMIUM SHAMPOO	-	-	SERVING UTENSILS	SET	-	WASH CLOTHS & BATH MAT	2,1	-
BODY WASH	-	-	PLACE MATS	SET	-	CUP, DISH, DISPENSER	1 ea	-
LIQUID SOFT SOAP	-	-	GLASS CUP SETS	SET	-	CLEANING BRUSH	1	-
KLEENEX & BATH PAPER	-,-	-	CLOTH NAPKINS	SET	-	WASTE PAPER BASKET	1	-

**House Rules:**

- 1.) Our tenants are careful to turn off the lights, heat and air when leaving the apartment for the day in an effort to be environmentally friendly.
- 2.) If locked out of the apartment after office hours (5pm), call the manager of the building (below). If unsuccessful, Lessee/s agrees to call a 24 hour (if needed) locksmith in the area like "King Lock and Key" at (877) 539-5506. Lessee/s will be responsible for any extra charges.
- 3.) Lessee/s agrees to not bleach linens, towels, or napkins as that will damage the materials.
- 4.) Upon checkout, Lessee/s agrees to follow our specific instructions regarding keys/remote which have already been given.
- 5.) Lessee/s agrees they will not tamper with Modem, Router, Ooma Device, or the Roku without our explicit written permission. Lessee/s may add only free channels to the Roku service, but not delete any channels, already set up. Any unauthorized use or misuse of Roku will result in a serious fine (see above) and other electronics may result in a loss of service; possibly causing a \$100 service charge. **Lessee/s agrees to email (often quicker) LA Furnished Apartments Inc.: LA@FurnApt.com or call (323) 965-9953 for any Internet, Phone or Roku issues and Lessor/s will be happy to help.**

**In-person availability by appointment only.**

**Contact Building Maintenance with the Following Numbers:**

130 N. Wetherly Dr.: (323) 934-5055

412 S. Willaman Dr.: (310) 271-1354 Emergency Maint.#: (323)-205-2152

616 S. Masselin Ave.: (323) 937-5737

5600 Wilshire Bl.: (866) 921-6394

323 S. Doheny Dr.: (310) 247-0516 Emergency Maint.#: (310) 991-3678

600 S. Curson Ave.: (323) 931-9583

5115 Wilshire Bl.: (866) 264-4920

5700 W. 6<sup>th</sup> St.: (323) 934-1600 Emergency Maint.#: (424)-204-2475

LA Furnished Apartments Inc.'s policy is "the customer always comes first." If you have a negative experience with our company, tell us. We want to know how we screwed up so we can attempt to solve the problem quickly and help those that come after you. On-line revenge feels good for a day and causes ill will forever. Let's make this world better. The jurisdiction of any dispute that arises under the terms of the lease is the jurisdiction of and in Los Angeles County, California.

AGREED AND ACCEPTED:

(Lessor/s) LA Furnished Apartments Inc. Signature: \_\_\_\_\_ Agents are Sholom, Debra or Spencer Fine. Date: \_\_\_\_\_

Lessee/s Signature: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

Occupation: \_\_\_\_\_ US Cell#: \_\_\_\_\_ Alt./Work Phone#: \_\_\_\_\_

Driver's License or Passport#: \_\_\_\_\_ Social Security # (If U.S. Resident): \_\_\_\_\_

Refund Address: \_\_\_\_\_ Emergency Contact#: \_\_\_\_\_