**Tenancy Agreement Form California**

**This Residential Lease Agreement** ("Agreement") is made on this \_\_\_ day of \_\_\_\_\_\_\_\_, 20, by and between \_\_\_\_\_\_\_\_\_\_\_\_\_ ("Landlord") and \_\_\_\_\_\_\_\_\_\_\_\_\_ ("Tenant") concerning the property located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ("Premises") in the State of California.

**1. Term**

The lease commences on \_\_\_\_\_\_\_\_\_\_\_, 20, and shall terminate on \_\_\_\_\_\_\_\_\_\_\_, 20, unless renewed or terminated earlier as provided herein.

**2. Monthly Rent**

Tenant agrees to pay a monthly rent of $, due on the first of each month. A late fee of $ will be charged for payments made after a grace period of \_\_\_ days.

**3. Security Deposit**

A security deposit of $\_\_\_\_\_\_\_\_\_\_ is required, to be refunded within 21 days of vacating the Premises, subject to allowable deductions.

**4. Rent Control**

This Agreement is subject to local rent control ordinances.

**5. Maintenance and Repairs**

Tenant is responsible for keeping the Premises clean and reporting any necessary repairs. Landlord is responsible for maintaining the structural integrity and compliance with health and safety laws.

**6. Right to Enter**

Landlord may enter the Premises for inspections, repairs, and emergencies, with reasonable notice to Tenant, as per California law.

**7. Alterations**

Tenant requires written consent from Landlord for any alterations or improvements to the Premises.

**8. Subletting**

Subletting is prohibited without Landlord's written consent.

**9. Eviction Procedures**

Eviction will be carried out in accordance with California law, including proper notice and legal proceedings.

**10. Governing Law**

This Agreement shall be governed and construed in accordance with the laws of the State of California.

**11. Entire Agreement**

This document contains the entire agreement between the parties and supersedes any prior agreements.

**Landlord Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_**

**Tenant Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_**