

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:** _____