

**RESERVATION - LEASE AGREEMENT - INVENTORY LIST 1 of 2**

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

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

ADDRESS OF UNIT \_\_\_\_\_ LA, CA. \_\_\_\_\_ Apt# \_\_\_\_\_

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

RENT: \$ \_\_\_\_\_ SECURITY: \$1000.00 TOTAL DUE \_\_\_\_\_ GARAGE \_\_\_\_\_

INTERNET: WIRELESS NETWORK: LA Furnished PASSWORD: our\_tenants PHONE# (Press 9 for Buzzer) (323) \_\_\_\_\_

**1. PAYMENTS:** Proration for partial month's stay always brings rent payment to the first of every month. **Payment is always due in our mailbox (or postmarked) on the 1st day of the month. Rent is late on the 2nd.** A \$100 late fee is then applied for each occurrence. Payment is in ACH / E-Check, (Visa, MasterCard, Discover accepted for subsequent months only), Cashier's Check, Money Order, Check (California checks only for 1<sup>st</sup> month / cashed in advance), or Cash payments with receipt. **We do not invoice. PAYMENT IS SENT TO: LA FURNISHED APARTMENTS 462 North McCadden Pl. Los Angeles, CA. 90004.** NSF checks incur a \$35 penalty plus \$100 late fee. Bank wires add a \$15 wire charge. Lessee/s is responsible for fees associated with Small Claims Collection. If lessee/s decides to use a credit card payment from a third party or ACH, after 3 days of move in the lessee/s acknowledges LA Furnished Apartment's contractual obligation has been fulfilled. In addition, lessee/s permanently and irrevocable waives any and all rights to cause a charge back, reversal of fees, contested charge, or stop payment for any reason against this purchase from LA Furnished Apartments. **SECURITY DEPOSIT: will be posted to the lessee/s within 21 business days of termination, less any damage to furnishings, fixtures, house wares of the apartment as well as any missing items, overages of utility allowance or arrears. Security deposit cannot be used to pay for any days of rent.**

**2. LESSOR PROVIDES,** pays and is responsible for a fully furnished apartment including premium cable TV, Wi-Fi internet, 1 parking space, nationwide phone etc. as per the inventory checklist, which the undersigned has 3 days to acknowledge and confirm that everything, including appliances, fixtures and drapes etc. are all operable and that carpets, tables, linoleum and sofa are free of stains or marks. The utilities may 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, and trash. Any overages on these or any extra charges not allowed or unintended (411, collect calls, Pay Per View orders) are lessee/s responsibility. **LA Furnished will handle all problems with our provided inventory including all DirecTV, furnishings, appliances, and all lease problems and questions:** such as move in/out instructions, lease extension information etc. Instructions for internet, TV & phone have been provided and help is available. Tenant will contact us in a timely manner if said services are not functional. Lessor will provide a service call upon request. If technician is called out for internet, phone, satellite or lockouts and the problem is not with hardware or service provider, tenant is billable and payment is the responsibility of lessee/s. **No credits are given for temporary loss of provided services. Management for LA Furnished Apts. can be reached through email LA@Furnapt.com or by calling (323) 965-9953.**

**3. CONTACT ON SITE BUILDING MANAGEMENT** for any problems related to the building or apartment itself: such as, elevators, garage doors, plumbing, large appliances, heat, and air conditioning. The lessee/s must notify the building manager in a timely manner. The lessee/s assumes all liability for accidents, slips, and falls within the apartment unit and the building occupied. The lessee/s understands he has a rental insurance policy and agrees that lessee/s name(s) for that policy will be submitted by LA Furnished Apartments for Apartment Insurance Coverage during their stay.

**4. TERMS OF RENTAL PERIOD:** The lessee/s agrees to all the terms of the master lease, which have been reviewed. The **lessee/s shall have the right to extend & continue occupancy with written 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 will 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 during occupancy. Lessee/s 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, and 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 received and understood the Federal mandated lead disclosure pamphlet. Cancellation of rental agreement or an approved extension before lease dates begin, incurs a cancel fee of 3 days rent. **If another person occupies or replaces the lessee/s for more than a week,** they must be get prior approval and sign the lease agreement. Tenant must give notice 10 days before vacating and if no notice is given, the lease is continuously renewed on a Mo-Mo basis if payment is submitted beforehand and with our approval. If no prior approval is given, and no automatic renewal is then in effect, Lessor may rely upon any lease expiration and or termination notice, and take possession 10:30 A.M. on that date., A stay past the termination date without 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 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.

**5. RULES AND COSTS ASSOCIATED: NO SMOKING.** Smoke or heavily spiced cooking 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 turned over in the same clean and working condition as it was turned over to you.

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

**RESERVATION - LEASE AGREEMENT - AMENITIES LIST 2 of 2**

<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><u>LIVING ROOM</u></b>						<b><u>BEDROOM</u></b>		
END TABLES	2		COOKWARE SET & LIDS	1 set	\$100 set	QUEEN BED	1	
SOFA BED OR SOFA W/CHAIR	1	\$650	SERVING UTENSILS			QUEEN HEADBOARD	1	
COCKTAIL TABLE	1	\$150	KNIFE BLOCK SET W/SCISSORS	1		NIGHT STANDS	2	
LAMPS	2	\$40 ea	ELECTRIC CAN OPENER	1		DRESSER & MIRROR	1 ea	
ENTERTAINMENT CENTER/STAND	1	\$300	OVEN MITT	1		MATTRESS & BOX SPRING	1 ea	
PICTURES	3-5	\$40 ea	VERTICAL SLATS	set		ALARM CLOCK RADIO	1	\$16
DINING TABLE	1	\$200	GRATER	1		PILLOWS	3	
DINING CHAIRS	4	\$75 ea	COLANDER	1		BED SPREAD, 2 SHAMS. SKIRT	4	\$100
HDTV 42" OR 27" TV W/REMOTE	1 ea	\$350	CORKSCREW,PEELER,OPENER	1 ea.		LAMPS	2	\$40 ea
SATELLITE RECEIVER WITH CARD	1	\$800	WASTE BASKET	1		QUEEN SHEETS, BLANKET	4,1	Set \$120
PHONE & ANSW. MACHINE	1	\$60	REFRIGERATOR CUBE TRAYS	2		EXTENSION CORD	1	
POWER AND ROUTER CABLES	1	\$24	VACUUM CLEANER	1		VERTICAL SLATS	set	
WIRELESS ROUTER OR MODEM	1 ea	\$90	SQUEEGEE MOP	1		HANGERS	30	
OOMA PHONE DEVICE	1	\$250	BROOM DUST PAN	1		<b><u>BATHROOM</u></b>		
EXTENSION CORD	1		IRON AND IRONING BOARD	1 ea		BATH TOWELS	4	
SILK PLANT	1	\$15	WATER PITCHER	1		HAND TOWELS	4	
<b><u>KITCHEN WARES</u></b>			CUTTING BOARD	1		WASH CLOTHS	2	
MICROWAVE OVEN	1	\$100	PAPER TOWELS	1		SHAMPOO,CONDITIONER	1,1	
DISH TOWELS	2		DISH WASHING SOAP	1		LIQUID SOFT SOAP	1	
GLASS CUPS, TEA CUPS, SAUCERS	4 ea		CLOTH NAPKINS	4		CUP,SOAP DISPENSER	1 ea	
PLATES, BOWLS	4 ea		COFFEE MAKER	1		SOAP DISH, BATHROOM BRUSH	1 ea	
PLASTIC BOWLS & LIDS	4		PLACE MATS	4		WASTE BASKET	1	
FLATWARE	4 ea		DISH DRYER TRAY	1		BATHROOM PAPER, KLEENEX	4, 1	
CUTLERY TRAY	1		TOASTER	1		BATHROOM MAT	1	
			COFFEE STARTER PACK					

Carpet and linoleum are clean with no stains or marks and all appliances are operable. Please note that there are no burn marks on the counters. All blinds are present and undamaged. All the above is in new or like new condition. Let us know within 3 days if there are any incorrect, missing, or damaged items.

**MAKE ALL CHECKS PAYABLE TO: LA FURNISHED APARTMENTS sent or delivered to 462 N McCadden Pl. LA 90004**

**House rules:**

1. Rent is due on or postmarked before the 1st and is late the 2nd day of the month
2. If locked out of apartment before 8PM call the manager in your building. after 8PM call locksmith (323) 459-5403
3. No pets living or visiting in premises
4. Do not use bleach on linens, towels or napkins
5. Our tenants are careful to turn off lights, heat or air when leaving for the day in an effort to be "green"
6. Upon checkout: leave keys, remote, and forwarding address on counter (or through email) and lock the door after yourself.
7. There is a \$100 charge for any tampering with Modem, Router or Ooma Phone Device which results in loss of service

**Building Information:**

130 N. Wetherly Manager Andrew and Tia Maria (310) 273-4537 Apt# 309 / Emergency (323) 632-4583  
 340 N. Hayworth Manager Paul (323) 653-2599  
 412 S. Willaman Manager Virginia (310) 271-1354 (off Wed & Sun) Emergency (323) 205-2152 / George - Maintenance (323) 333-2290  
 400, 401, 600 S. Detroit and 612 S. Cochran All Managed by Monica (323) 938-5159. For Maintenance call (877) 401-5538  
 600 S. Curson Management (323) 931-9583 / Patrol (323) 303-4024  
 616 S. Masselin Manager Summer (323) 937-5737 Maintn (866) 548-9821 / 630 S. Masselin Mngr. Renee (323) 965-1253 Maintn (877) 273-8808  
 5700 W. 6th St. Management (424) 204-2475

**DIRECT TV PROBLEMS - CALL 323-965-9953 ONLY OR E-MAIL LA@FURNAPT.COM / INTERNET PROBLEMS- 1 (888) 892-2253  
 LA Furnished Management (email is often quicker) LA@FurnApt.com or CALL (323) 965-9953**

**Tenant acknowledges this is correct or will let us know of any corrections by Email within 3 days**

**If lessee decides to use a credit card payment from a third party or ACH, after 3 days of move in the lessee acknowledges LA Furnished Apartment's contractual obligation has been fulfilled. In addition, lessee permanently and irrevocable waives any and all right to cause a charge back, reversal of fees, contested charge, or stop payment for any reason against this purchase from LA Furnished Apartments.**

Although LA Furnished policy is "customer comes first", there are occasionally times in which the client may have a difference of opinion. In an effort to resolve these differences, all parties agree that each party will not bring injurious falsehood, defamation or disparagement to the other nor shall any party in a public forum, internet complaint site, and/or confirm /or deny any facts concerning any other party other than the fact that the parties had been in a lessor-lessee relationship. The parties agree that no additional information concerning the other parties will be given unless required by process of law. Any disagreement must be settled in mediation or small claims court as a last resort. The merchant hardship of public disparagement can be estimated, financially costly and one sided with most web sites.

**AGREED AND ACCEPTED:**

(Lessors) Signature \_\_\_\_\_ LA Furnished Apts. LLP Agents: Sholom, Debbie or Spencer Fine

Lessee/s Sign \_\_\_\_\_ US Soc Sec #/Drivers License #/Passport # \_\_\_\_\_

Lessee/s Print \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Date \_\_\_\_\_ Occupation: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Lessee/s Refund Address: \_\_\_\_\_ Emergency Contact #: \_\_\_\_\_