

# Stars and Stripes

## Independent Living Home Rental Agreement

\_\_\_\_\_, as the tenant in this agreement, agree to pay rent for location :

( ) shared room \_\_\_\_\_ ( ) private room \_\_\_\_\_ for the sum of \$ \_\_\_\_\_ monthly

and providing a security deposit of \$ \_\_\_\_\_. A late fee of \$25 will be applicable starting the 5th day of each month. This agreement is effective beginning \_\_\_\_\_ and will extend on a month-to-month basis, as long as tenant remains in compliance with all terms of this Rental Agreement. In exchange for the monthly rent payment, Stars and Stripes ILH, will provide a bed, closet/dresser space, linen, bedding, basic toiletries, utilities, washer/dryer access, Wi-Fi and basic local phone service. In addition, the Tenant agrees to:

1. Pay rent on the 1<sup>st</sup> day of the month. Late fee will become due on the 5<sup>th</sup> day of the month. Rent payments can be mailed to 8064 Allison Ave 125 La Mesa CA 91942, or paid in person to the Operator at Stars and Stripes ILH. Acceptable methods of payment include Cash, Money order, Personal/Cashier Check (\$25 Return Fee).
2. Tenant will vacate premises if the tenant fails to pay the agreed upon rent by the 8<sup>th</sup> day of the month. Failure to vacate may constitute trespassing, which is punishable by law. Stars and Stripes ILH and its operator shall retain all Operator rights under California law.
3. Abide by the House Rules of Stars and Stripes ILH provided with this agreement.
4. Tenant understands and agrees that the premises are a shared housing unit, where Tenant shares common areas (living room, dining area, kitchen, bathrooms, etc.) with other tenants. Tenant also agrees to permit the operator or employee(s) of Stars and Stripes ILH to enter Tenant's bedroom based on the cleaning schedule, or upon 24 hours' notice for the purpose of inspecting the bedroom or removing/mitigating any pest infestation, or at any time in order to respond to any emergency.
5. Inform Stars and Stripes ILH Operator of any situation that violates Stars and Stripes ILH House Rules or any situation that presents a danger to property or other tenants and/or guests.
6. Management is not responsible for any lost or stolen items.
7. Inform Tenant's guests of the house rules and policies. Tenant is responsible for his/her guests while they are visiting Stars and Stripes ILH. Tenant also agrees that no guest of Tenant may stay overnight at Stars and Stripes ILH.
8. Attend mandatory house meetings regularly.
9. Tenant also agrees to cooperate with safety or maintenance inspections or work done by Stars and Stripes ILH, its management or third party contractors hired by Stars and Stripes ILH.
10. Tenant understands and agrees that a breach of any part of this Agreement, if not cured by Tenant within 3 day notice, constitutes grounds for terminating this agreement and eviction.
11. If the Tenant leaves or moves out, Tenant agrees to provide a mailing address for Stars and Stripes ILH.

\_\_\_\_\_  
**Tenant Print**

\_\_\_\_\_  
**Tenant Signature**

\_\_\_\_\_  
**Date**

**Termination**

Either party may terminate the contract by issuing a written thirty (30) day notice in advance and delivering it to the other party. Notices shall be delivered to the Tenant in person, the Stars and Stripes ILH location and/or to the Tenant address provided below.

**Refunds**

No refund will be given after the rental agreement is signed.

**General Provisions**

- A. Security Deposit: If Operator requires a security deposit from Tenant, Operator may apply the security deposit at the end of the tenancy to unpaid rent, damages, and court costs (if applicable). Operator will account for the security deposit to Tenant in accordance with California law.
- B. Megan’s Law: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov). Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.
- C. If the Operator has a pest-control company perform application(s) of pesticides in the Premises, the pest control company will provide the Operator and Tenant with a list of pesticides used in treatments, the ingredients of the pesticides, the frequency of treatments, and a warning that says "Caution -- Pesticides or Toxic Chemicals."
- D. The failure of Stars and Stripes ILH to enforce any part of this Rental Agreement shall not constitute a waiver of Stars and Stripes ILH of any of its rights in this Agreement or under California law.
- E. This Rental Agreement shall be subject to and enforced in accordance with California law. If any provision or clause of this Rental Agreement is determined to be void or invalid, the remaining provisions and/or portions of provisions shall remain valid and enforceable and shall be construed to so remain. In any court case to enforce this Agreement or to evict a tenant, Stars and Stripes ILH has the right to a judgment or award by the court for attorney’s fees and costs incurred by Stars and Stripes ILH.

**The undersigned agrees to this rental agreement and have received a copy of the house rules and rental agreement.**

Address for Notices: \_\_\_\_\_

**Independent Living Operator**

**Date**

[www.living@starsandstripeshouse.com](http://www.living@starsandstripeshouse.com)  
8064 Allison Ave#125 La Mesa CA 91942  
[living@starsandstripeshouse.com](mailto:living@starsandstripeshouse.com) (619) 786-2066

\_\_\_\_\_  
**Tenant Print**

\_\_\_\_\_  
**Tenant Signature**

\_\_\_\_\_  
**Date**

# Stars and Stripes

## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

### Lead Warning Statement

*Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Operators must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.*

### Stars and Stripes ILH Operator's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain)

(ii)  Operator has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Operator (check (i) or (ii) below):

(i)  Operator has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii)  Operator has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Tenant's Acknowledgment (initial)

(c) \_\_\_\_\_ Tenant has received copies of all information listed above.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

\_\_\_\_\_  
**Independent Living Operator**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Tenant Print**

\_\_\_\_\_  
**Tenant Signature**

\_\_\_\_\_  
**Date**

# Stars and Stripes

## Bed Bugs Disclosure

- **Bed bug Appearance:** Bed bugs have six legs. Adult bed bugs have flat bodies about  $\frac{1}{4}$  of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about  $\frac{1}{16}$  of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.
- **Life Cycle and Reproduction:** An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days.
- Bed bugs can survive for months without feeding.
- **Bed bug Bites:** Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.
- **Common signs and symptoms of a possible bed bug infestation:**
  - Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls.
  - Molted bed bug skins, white, sticky eggs, or empty eggshells.
  - Very heavily infested areas may have a characteristically sweet odor.
  - Red, itchy bite especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.

**Procedure to Report Bed Bugs:** Please tell the Operator or Tenant Manager in Your Independent Living as soon as possible if you observe any bed bugs or evidence of bed bug infestation in the building.

**All clothing bedding must be washed/dried prior to moving-in:**

**COLLEGE LAUNDERLAND 3616 Billman St San Diego CA 92115 (0630-2200 DAILY)**

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**Tenant Print**

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**Tenant Signature**

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**Date**