

PROGRESS MANAGEMENT COMPANY

- B. Owner shall bill Resident for amounts expended which result in a deficiency in Resident's security deposit, which deficiency Resident agrees to pay Owner upon receipt of such deficiency statement. No later than 21 calendar days after Owner has possession, Owner shall return any remaining portion of such security deposit to Resident. Any remaining portion of the security deposit shall be returned in the form of a single check made out to all Residents listed above.
- C. Owner must have a written notice signed by the party vacating the Premises if he/she wishes to release his/her interest in the security deposit or transfer that interest to another party. Security deposits are not refunded until all parties have vacated the Premises.
- D. Resident has conducted a walk-through inspection of the Premises and has or will execute a Move-In, Move-Out Checklist. The absence of an entry on the Checklist shall signify that the item was in a good, clean, complete, undamaged, and working condition. Resident agrees that it shall not enter into possession of the Premises unless it is tenantable as described by section 1941 of the California Civil Code. Resident taking possession of the Premises shall be conclusive evidence that the Premises were tenantable. On move-out, the Premises shall be surrendered to Owner in a clean and good condition, in accordance with California law. Upon termination of this tenancy, the Move-In, Move-Out Checklist upon move-out shall be executed by both parties. The absence of an entry on the Move-In, Move-Out Checklist shall signify that the item was in a good, clean, complete, undamaged, and working condition. Damage to the unit, its equipment or furnishings, above normal wear and tear, must be paid within thirty days of receipt of a final account statement.

4. **Occupants:** The Premises shall be occupied only by Resident and the following named persons:

Mostafa Inezan	_____	Waelah	_____
(Name)	(Birth Date)	(Name)	(Birth Date)
_____	_____	_____	_____
(Name)	(Birth Date)	(Name)	(Birth Date)
_____	_____	_____	_____
(Name)	(Birth Date)	(Name)	(Birth Date)

Resident agrees that it shall be a material violation of this Lease Agreement if a guest or invitee continuously occupies the Premises for a period of fourteen (14) days or more without obtaining written consent.

- 5. **Use of Premises:** The Premises shall be used solely by Resident for residential purposes and shall be occupied only by Resident and the occupants identified above in paragraph 4. NO ASSIGNMENT, SUBLETTING AND TRANSFER BY RESIDENT. Resident's interest in the unit and this Lease/Rental Agreement may not be assigned, sublet or otherwise transferred. Resident may not advertise the unit (or any portion of it) on Home Away, VRBO, Airbnb, FlipKey, Couchsurfing, Craigslist, or any other advertisement or listing service. Any assignment, subletting or transfer (whether by voluntary act, operation of law, or otherwise), will be void and a violation of this Lease/Rent Agreement.
- 6. **Pets:** Resident and such others for whom Resident is responsible shall not keep or maintain any animal in or about the Premises without first obtaining Owner's written consent. If a pet is approved, a Pet Addendum shall become an integral part of this Lease when executed by Owner and Resident. NO ASSIGNMENT, SUBLETTING AND TRANSFER BY RESIDENT. Resident's interest in the unit and this Lease/Rental Agreement may not be assigned, sublet or otherwise transferred. Resident may not advertise the unit (or any portion of it) on Home Away, VRBO, Airbnb, FlipKey, Couchsurfing, Craigslist, or any other advertisement or listing service. Any assignment, subletting or transfer (whether by voluntary act, operation of law, or otherwise), will be void and a violation of this Lease/Rent Agreement.
- 7. **Conduct:** Resident covenants and warrants to Owner as follows:
 - A. **Quiet Conduct:** The conduct of Resident and such others for whom Resident is responsible shall not, in any manner, disturb the quiet enjoyment of others.
 - B. **Damage:** The conduct of Resident and such others for whom Resident is responsible shall not result in or cause destruction or damage to the Premises, or any part thereof, including, but not limited to the pool, pool furniture and equipment, recreation room and recreation equipment, or the property of any other Residents, their invitees and visitors.

Resident Initials _____

