



RESIDENTIAL LEASE DISCLOSURE ADDENDUM

Regarding the property located at: _____.

AGENCY DISCLOSURE FORM: On a lease for longer than one year, the agent for the Lessor (Landlord) and for the Lessee (Tenant) shall provide their principal with a Disclosure Regarding Agency Relationships form. The agency disclosure sets forth disclosure obligations and describes certain duties a licensee owes to a principal. The lease agreement should provide a Confirmation of Agency which identifies which agent represents which client.

MEGAN'S LAW - DATA BASE: Notice: The California Department of Justice, sheriff's departments, police departments serving jurisdictions of 200,000 or more and any other local law enforcement authorities maintain for public access a data base of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the Penal Code. The data base is updated on a quarterly basis and a source of information about the presence of these individuals in any neighborhood. The Department of Justice also maintains a Sex Offender Identification line through which inquiries about individuals may be made. This is a "900" telephone service. Callers must have specific information about individual's they are checking. Information regarding neighborhoods is not available through the "900" telephone service. www.sexoffenders.net is one of several Internet websites you may wish to review.)

LEAD BASED PAINT AND LEAD BASED PAINT BOOKLET: If the property was built prior to 1978 the Lessor must provide Lessee with a Lead Based Paint Disclosure Statement disclosing the presence of any known lead based paint and provide as well the booklet "The Homeowners guide to Environmental Hazards and Earthquake Safety" which includes "Protect your Family from Lead in Your Home". If delivery of the above booklet occurs after acceptance of an offer to lease, Lessee has the right to cancel pursuant to the Lease Agreement. Lessee must act within the prescribed time period.

LANDLORD'S DUTY TO PROVIDE SECURITY: California Civil Codes §1940 and 1941.3 (a) (1)(2)(3) require a landlord to provide an operable dead bolt lock on each main swinging entry door of a dwelling unit and Lessor shall install and maintain operable window security or locking devices for windows that are designed to be opened. Lessee is advised to determine that the property is provided with these proper security devices, and if not so provided or the devices are inoperable, Lessee shall notify Landlord of the discovered condition and Landlord has a duty to resolve the matter as the law requires. The law also requires the Lessee to notify the Landlord when the Lessee becomes aware of an inoperable lock or window security devices.

MILITARY ORDINANCE: California Civil Codes §1102.15 and §1940.7 require the Landlord to give written notice to the Lessee if the Landlord has actual knowledge of any former federal or state ordinance locations within one mile of the lease property and if facilities contain potentially explosive munitions. Thus, Landlord hereby states the following:

SMOKE DETECTORS: California law requires that all dwelling units have an operable smoke detector centrally located outside of each sleeping area. Local ordinances require smoke detectors in each bedroom as well as in any hallway leading to a bedroom.

WATER HEATER: California law (Health and Safety Code §19211) requires that all new, replacement and existing water heaters be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion.

REGARDING BOTH REQUIREMENTS: Local Requirements: Some local ordinances impose more stringent smoke detector and/or water heater bracing, anchoring, or strapping requirements than California law does. Therefore, it is important to check with local city or county building and safety departments regarding the applicable smoke detector and water heater bracing, anchoring, or strapping requirements for the property.

Lessor represents that the property is in compliance, as of the date below, with the following items:

- Do main doors leading to outside have operable deadbolts? Yes ___ No ___
Is the water heater braced or strapped? Yes ___ No ___
Are there operable smoke detectors as per state and local ordinances? Yes ___ No ___
If a single family residence is there an operable carbon monoxide detector? Yes ___ No ___ NA ___
Do all moveable windows have locking devices? Yes ___ No ___
If there is a swimming pool was lessee given a swimming pool advisory and disclosure Yes ___ No ___ NA ___
Has a death occurred on the property in the last three years? Yes ___ No ___

Lessee and Lessor acknowledge receipt of a copy hereof.

Lessee, Date

Lessor, Date

Lessee, Date

Lessor, Date