SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT

Cañada College • College of San Mateo • Skyline College

Educational Housing Corporation Board of Directors - Nov 12 2026 Agenda

Thursday, November 12, 2026 at 3:00 PM

SMCCCD District Office Board Room 3401 CSM Drive, San Mateo, CA 94402

Members of the Public may also participate via Zoom.
Zoom Meeting ID - https://smccd.zoom.us/j/84252723625
Dial-In: 1-669-900-9128 - Webinar ID: 842 5272 3625

NOTICE ABOUT PUBLIC PARTICIPATION AT BOARD MEETINGS

OBSERVING THE MEETING
Members of the public who wish to observe the meeting in-person or remotely by accessing the link or calling the following telephone number above at the beginning of the meeting.

PROVIDING PUBLIC COMMENT DURING THE MEETING ON NON-AGENDA ITEMS
To make a comment regarding a non-agenda item, members of the public:
(1) If in person, may seek recognition at the speaker's lectern when called upon by the Board President, or

(2) If remote, once in the Zoom meeting (via above link), can utilize the raise hand function at the bottom right corner of the screen. This will allow for the Board President to recognize members for comment and will allow staff to activate audio access to individual participants. Members of the public who raise their hand will be called upon in the order they appear.

(3) The Board of Trustees welcomes public comment on issues within the jurisdiction of the District. Comments are limited to three (3) minutes per speaker. In the event of multiple speakers on the same agenda item or non-agendized item, the Board President has discretion to limit the total time on a topic (such as twenty (20) minutes per topic) and/or limit the per speaker time (such as 1 minute per speaker). The Board President reserves the right to further limit the time per speaker in order to efficiently conduct the business of the board.

PROVIDING PUBLIC COMMENT DURING THE MEETING ON AGENDA ITEMS
To make a comment regarding an item on the agenda, members of the public:
(1) If in person, may seek recognition at the speaker's lectern when called upon by the Board President, or

(2) If remote, once in the Zoom meeting (via above link), can utilize the raise hand function at the bottom right corner of the screen. This will allow for the Board President to recognize members for comment and will allow staff to activate audio access to individual participants. Members of the public who raise their hand will be called upon in the order they appear.

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ACCOMMODATIONS
Persons with disabilities who require an accommodation or service should contact the Chancellor's Office (650) 358-6877 at least 24 hours prior to the Board meeting.

Page

1. OPEN SESSION - 3:00 P.M.

1.1 Call to Order / Roll Call

2. REVIEW AND APPROVE THE ORDER OF AGENDA

3. PUBLIC COMMENTS ON NON-AGENDA ITEMS

4. APPROVAL OF MINUTES

4.1 Approval of Minutes from August 5, 2026 Educational Housing Corporation Board of Directors Regular Meeting
It is recommended that the EHC Board of Directors approve the presented minutes. 2026 0805 Minutes of the Educational Housing Corporation Board Regular Meeting.pdf — 5

5. DISTRICT STAFF UPDATES

5.1 Housing Administrator Updates — 10

6. PROPERTY MANAGEMENT UPDATES

6.1 Occupancy and Operations Update — 11
2026 Canada Vista Rental Agreement.pdf 2026 College Vista Rental Agreement.pdf 2026 College Ridge Rental Agreement.pdf

7. DISCUSSION

7.1 Review of Cañada Vista Q1 Financial (Cash Flow) Statement for FY 2026-27
2026_09_30_Canada Vista_Q1 Cash Flow.pdf — 171

7.2 Review of College Vista Q1 Financial (Cash Flow) Statement for FY 2026-27
2026_09_College Vista_Q1 Cash Flow.pdf — 177

7.3 Review of College Ridge Q1 Financial (Cash Flow) Statement for FY 2026-27
2026_09_College Ridge_Q1 Cash Flow.pdf — 180

8. ACTION ITEMS

8.1 Approval of Luxury Vinyl Plank as the Standard Flooring for Unit Turnovers at Cañada Vista, College Vista, and College Ridge 183

It is recommended that the Board approve 20-mil luxury vinyl plank (LVP) flooring as the standard replacement flooring at Cañada Vista, College Vista, and College Ridge, to be installed in place of carpet when a vacant unit's carpet requires replacement at turnover. 185

ProFloors Flyer.pdf

8.2 Approval of Cañada Vista Clubhouse Renovation 186

It is recommended that the Board approve the renovation of the Cañada Vista clubhouse in an amount not to exceed $70,000 and authorize Prodesse Property Group, under the supervision of the District Housing Administrator, to obtain quotes from and engage its existing unit turnover and renovation vendors to complete the work within the approved amount. 188

Canada Vista Clubhouse Renovation Mockup-11-12-26.pdf

Canada Vista Clubhouse Detailed Scope of Work - 11-12-26.pdf

8.3 Approval of Dedicated Maintenance Technician for EHC Properties

Prodesse Property Group currently provides maintenance through roving technicians billed at the hourly rate set in its RFP response. Prodesse has proposed hiring a full-time technician dedicated to the three EHC properties, providing more on-site hours and quicker response to repairs and unit turnovers. Prodesse estimates net savings of about $32,800 to $36,100 over the seven-month period compared with roving services. Prodesse will present the analysis at the meeting.

It is recommended that the Board authorize Prodesse Property Group to hire a full-time dedicated maintenance technician to serve Cañada Vista, College Vista, and College Ridge, in place of roving maintenance services, at an estimated cost of $59,720 for December 2026 through June 2027, with the position continuing in future fiscal years subject to annual budget approval. 196

PPG SMCCCD Billing Rates per Accepted Proposal.pdf

SMCCCD Dedicated Maintenance Tech Analysis.pdf

8.4 Adoption of Cañada Vista FY 2026-27 Final Budget

Staff recommends adoption of the final FY 2026–27 budget for Cañada Vista. 198

PPG Draft 2026-27 Budget Package - Canada Vista_v2.pdf

8.5 Adoption of College Vista FY 2026-27 Final Budget

Staff recommends adoption of the final FY 2026–27 budget for College Vista. 205

PPG Draft 2026-27 Budget Package - College Vista - Final.pdf

8.6 College Ridge: Adoption of FY 2026-27 Final Budget

Staff recommends adoption of the final FY 2026–27 budget for College Ridge. 212

PPG Draft 2026-27 Budget Package - College Ridge - Final.pdf

8.7 Proposed 2027 Meeting Dates

The Educational Housing Corporation Board of Directors holds regular meetings on a quarterly basis each calendar year and other special meetings as needed.

For calendar year 2027, staff proposes the following regular meeting dates for the Housing Board's consideration:

- Thursday, February 11 at 3 pm
- Thursday, May 13 at 3 pm
- Thursday, September 9 at 3 pm
- Thursday, November 11 at 3 pm

Staff recommends that the Housing Board adopt a meeting schedule for regular meetings for calendar year 2027.

9. STATEMENTS FROM CORPORATION DIRECTORS

10. PUBLIC COMMENT ON CLOSED SESSION ITEMS ONLY

11. CLOSED SESSION

11.1 Pursuant to Gov. Code §54956.9 (d)(1): Conference with Legal Counsel - Existing Litigation:

Name of Case: *San Mateo County Colleges Educational Housing Corporation v. BLVD Residential, Inc.*, San Mateo County Superior Court, Case No. 26-CIV-03483

11.2 Pursuant to Gov. Code §54956.9 (d)(2): Conference with Legal Counsel -
Anticipated Litigation: Number of
Potential Cases: 1

11.3 Pursuant to Gov. Code §54956.9 (d)(4): Conference with Legal Counsel -
Initiation of Litigation: Number of
Potential Cases: 1

12. RECONVENE TO OPEN SESSION

12.1 12.1 Announcement of Reportable Action Taken in Closed Session (if necessary)

13. ADJOURNMENT

Minutes of the
Educational Housing Corporation Board of Directors Regular Board Meeting
August 5, 2026 4:00 p.m.

In-Person at the District Office (3401 CSM Drive, San Mateo, CA 94402)
and ZOOM Webinar

DIRECTORS	OTHER ATTENDEES
Richard Holober, President	David McLain, SMCCCD
Meta Townsley, Vice President	Peter Fitzsimmons, SMCCCD
Grace Beltran, Treasurer	Carina Warne, SMCCCD
Sheena Collins	
Wayne Lee	Selena Gillette, BLVD Residential
Brittney Sneed	Linly Smith, BLVD Residential
	Stephanie Montenegro, BLVD Residential
	Michael Pierce, Prodesse Property Group
Absent:	Chris O'Connor, Prodesse Property Group
Peggy Berlese	Troy Wikstrom, Prodesse Property Group
	Franz Tibayan, Prodesse Property Group

OPEN SESSION

Call to Order and Roll Call

Vice President Townsley called the meeting to order at 4:02 p.m. President Holober attended the meeting remotely and joined the meeting at 4:11 p.m. Members in attendance are listed above.

Review and Approve Order of the Agenda

None

Public Comments on Non-Agenda Items

None

Approval of Minutes

It was moved by Mr. Lee and seconded by Ms. Beltran to approve the Minutes of the Regular Meeting on May 6, 2026. The motion carried with all members voting aye.

It was moved by Mr. Lee and seconded by Ms. Beltran to approve the Minutes of the Special Meeting on June 10, 2026. The motion carried with all members voting aye.

It was moved by Mr. Lee and seconded by seconded by Ms. Beltran to approve the Minutes of the Special Meeting on July 15, 2026. The motion carried with all members voting aye.

District Staff Updates

Mr. McLain provided an update on the status of the Faculty & Staff Housing Waitlist. He said the waitlist currently has a total of 317 employees (58 Full Time Faculty, 186 Full Time Staff, and 73 Adjunct Faculty).

Mr. McLain provided an update regarding the Property Manager transition. He expressed his appreciation to BLVD Residential for their partnership and assistance throughout the transition process. He also reported that transition meetings with Prodesse Property Group are well underway and progressing smoothly.

Property Management Updates

Ms. Montenegro provided an occupancy update. She said Cañada Vista, College Vista, and College Ridge are all 100% occupied. She reported one planned move-out at Cañada Vista in late August.

Ms. Montenegro gave an update on the Amazon Package Locker project at Cañada Vista. She said the cement work has been completed and the next phase is to install the lockers. She said BLVD Residential will hand this project over to Prodesse Property Group during the transition.

Ms. Montenegro also gave an update on the Cañada Vista fire alarm issue. She said Siemens is aware of the problem and BLVD Residential is working with them to find resolution.

Mr. Pierce from Prodesse Property Group provided an update on the proposed Redwood City Rent Control Ordinance, which will appear on the November ballot. He reported that the Redwood City City Council has taken a position opposing the ordinance. As a member of the California Apartment Association (CAA) Board of Directors, he noted that the organization is actively advocating for other groups to take a no position on the measure as well.

Mr. Pierce expressed concerns that the ordinance could have significant negative impacts, particularly at Cañada Vista in Redwood City. Mr. Pierce recommended that the Housing Board take no position on the proposed ordinance.

Mr. Pierce also reported that Prodesse Property Group has provided a copy of its base rental agreement and is currently working through the associated lease addenda. Mr. Pierce noted that the base rental agreement addresses the core terms and conditions and is being recommended as the foundation for the lease documents. Mr. Lee recommended that County Counsel review the base rental agreement.

Mr. Pierce also noted that the rental application is the standard California Apartment Association (CAA) application, which is available in both hard-copy and online formats.

DISCUSSION ITEMS

Review of Cañada Vista, College Vista, and College Ridge Q4 Financial Statements for FY 2025-26

Ms. Smith presented the Q4 Financial Statements for FY 2025-2026 for Cañada Vista. Ms. Smith gave an explanation for variances in each category. She said primarily variances are due to higher than budgeted operating expenses, increased utility expenses, turnover repairs and maintenance, and an abundance of service requests. She also noted that the AT&T monthly service fees have increased significantly. Due to the increase in utility expenses, Mr. Lee asked about conducting a possible energy efficiency audit.

Ms. Smith presented the Q4 Financial Statements for FY 2025-2026 for College Vista. Ms. Smith gave an explanation for variances in each category. She said primarily variances are due to non-routine maintenance and replacements, plumbing repairs, and more move-outs than anticipated.

Ms. Townsley inquired about the Siemens Fire Alarm Master Agreement with the District. Mr. McLain stated that he would research the agreement and gather additional information. Ms. Montenegro noted that the fire alarm systems at College Vista are highly sensitive and frequently activate, often requiring Siemens to respond for service. She said service calls are often costly.

Ms. Smith presented the Q4 Financial Statements for FY 2025-2026 for College Ridge. Ms. Smith gave an explanation for variances in each category. She said primarily variances are due to the washer/dryer replacements, and higher than budgeted move-outs. Ms. Townsley asked about the income from the washer/dryer units that were sold. Mr. Fitzsimmons said the income goes back to the maintenance reserve fund.

ACTION ITEMS

Adoption of Cañada Vista, College Vista, and College Ridge FY 2026-2027 Final Budgets

In regards to the Final Budgets, Mr. Fitzsimmons noted that there was a requested modification to the budget template to include the tentative budget. This allows the Housing Board to compare the prior year's actual expenditures, the tentative budget, and the final budget being recommended for the current fiscal year.

Mr. Fitzsimmons clarified that the final budgets were prepared by BLVD Residential without input from Prodesse Property Group. He recommended that the Housing Board consider revisiting the final budgets at a future meeting after Prodesse has had an opportunity to review the budgets and provide input.

The Board discussed and agreed to postpone adoption of the final budgets to allow Prodesse Property Group an opportunity to review the budgets and provide input. The Board agreed to revisit the matter in November.

It was moved by Ms. Beltran and seconded by Mr. Lee to postpone consideration of the Cañada Vista Final Budget for FY 2026–2027 until the November Board meeting. The motion carried unanimously, with all members voting aye.

It was moved by Ms. Beltran and seconded by Mr. Lee to postpone consideration of the College Vista Final Budget for FY 2026–2027 until the November Board meeting. The motion carried unanimously, with all members voting aye.

It was moved by Ms. Beltran and seconded by Mr. Lee to postpone consideration of the College Ridge Final Budget for FY 2026–2027 until the November Board meeting. The motion carried unanimously, with all members voting aye.

Approval of Rental Rate Adjustments Based on 2026 San Mateo County Income & Rent Limits

Mr. McLain discussed the rental rate adjustments based on the 2026 San Mateo County income and rent limits. He provided a brief overview of historical rental rate adjustments, including prior years' Board discussions, actions, and approvals.

Mr. McLain said staff recommends the Housing Board to authorize applying the 2026/2027 rate adjustment to current residents consistent with each resident's lease terms and applicable law, effective November 1, 2026. He said this will allow for the property management transition completion and a 60-day resident notice in alignment with Prodesse Property Group's procedures. He said staff also recommends that the base rate, for both new and current residents, will be set automatically each year based on the County's published index, with future updates reported to the Board as an informational item rather than requiring a separate vote.

Ms. Collins asked about the 33% exemption process. Mr. McLain said staff will remind residents about this exemption and ask them to submit a request if they qualify.

Ms. Sneed suggested establishing an annual date for future rental adjustments. After discussion, the Board agreed that November 1st would be an appropriate date for annual rent adjustments. This timing will also allow San Mateo County sufficient time to publish and update the index. Mr. Pierce also noted that applicable law limits rent increases to no more than once within a 12-month period.

It was moved by Mr. Lee and seconded by Ms. Beltran to approve the Rental Rate Adjustments based on 2026 San Mateo County Income & Rent Limits. The motion carried, with Director Sneed opposed, and all other members voting aye.

Consideration of Formation of an Ad Hoc Committee – Property Management Transition

Mr. McLain reported that, following the award of the property management contract to Prodesse Property Group, staff welcomes the opportunity for Board involvement during the transition process. The Board may, at its discretion, choose to form an ad hoc committee of up to two or three Board members to participate in weekly Friday afternoon transition meetings for the next several weeks. The purpose would be to help ensure an efficient transition and that no important details are overlooked.

Ms. Collins, Ms. Beltran, and Ms. Townsley expressed interest in participating in the Ad Hoc Committee.

It was moved by Ms. Beltran and seconded by Mr. Lee to form an Ad Hoc Committee for the Property Management Transition. The motion carried unanimously, with all members voting aye.

President Holober left the meeting at 5:11 p.m.

Statements from Corporation Directors

Ms. Sneed clarified for the record that the proposed rental rate adjustments would not affect her or Ms. Beltran, in order to be transparent and avoid any potential conflict of interest.

Ms. Sneed also asked for more education and resources for residents regarding financial planning.

Adjournment

The meeting was adjourned at 5:13 p.m.

SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT

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TO: Educational Housing Corporation Board of Directors

FROM: David McLain, Executive Director of Community & Government Relations

Housing Administrator Updates

District staff will provide the Board with an update on the waitlist and other pertinent topics.

1. Employee housing waitlist numbers as of November 6, 2026.

	7/31/26 Waitlist	Housed	Dropped	Added	Current Waitlist	**Net Change 7/31–11/6**
Full-Time Faculty	58	2	2	3	57	**-1**
Full-Time Staff	186	6	15	8	173	**-13**
Adjunct Faculty	73	0	1	3	75	**+2**
Total	**317**	**8**	**18**	**14**	**305**	**-12**

2. Breakdown of waitlisted employees and the unit sizes for which they are eligible. Priority classifications also segment the table, as full-time employees have priority for vacant units.

	1 BR	2 BR	3 BR		Total
Full-Time Faculty	26	22	9		57
Full-Time Staff	87	57	29		173
Full-Time Total	**113**	**79**	**38**		**230**
Adjunct Faculty	38	28	9		75
Total Waitlist Requests	**151**	**107**	**47**		**305**
Total Units (all 3 sites)	57	62	15		134

3. Property manager transition update

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TO: Educational Housing Corporation Board of Directors

FROM: David McLain, Executive Director of Community & Government Relations
Prodesse Property Group

Occupancy and Operations Update

Prodesse Property Group will update the Housing Board on occupancy and operations.

11/6/2026	OCCUPANCY		VACANT	NOTICE
Canada Vista	100%	60/60	0 units	1 unit: (B301) – MO 11/30
College Vista	100%	42/44	2 units	2 units: 3-309 MI 11/14; 3-205 MI 12/1
College Ridge	100%	30/30	0 units	1 unit: (#19) – MO 11/7

- Measure E
- Deposit Changes
- Unit Inspections
- Cañada Vista Package Locker
- Final rental agreements (attached)

PRODESSE PROPERTY GROUP
RENTAL AGREEMENT

THIS AGREEMENT is entered into on 11/06/2026 by and between PRODESSE PROPERTY GROUP, "Management", as authorized agent for the Owner of the Premises, and Test - Canada Vista "Resident".

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES:** Management rents to Resident and Resident rents from Management for residential use only, the premises known as: 2 Olive Court, B-301, Redwood City, CA 94061, “Premises”. The Premises are located in a property known as Canada Vista “Property”, which encompasses residential buildings, common area and appurtenant structures.

2. **AB 1482 DISCLOSURES:**
   [X] Separately Alienable from Any Other Dwelling Unit:
   This Property is NOT subject to rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This Property meets the requirements of Sections 1947.12(d)(5) and 1946.2(e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.
   This Rental Unit’s AB 1482 New Construction Exemption May Expire During This Tenancy:
   AB 1482 exempts housing that has been issued a certificate of occupancy within the last 15 years.
   The disclosure below in Subject To, is effective:
   [ ] Subject to AB 1482 rent caps and just cause as provided in Civil Code Section 1946.2 and 1947.12. The following disclosure is required by law:

   California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.

3. **RENT AND FEES:** Rent is due in advance on the first (1st) day of each and every month, at $2,353.00 per month, beginning on 11/10/2026. Resident may be served with a THREE-DAY NOTICE TO PAY RENT OR QUIT any time after the first day of the month irrespective of the existence of the late charges as set forth herein. If such notice is served after the 5th of the month it may include the late charge (or NSF charge, if applicable) which charges, as set forth below, are payable as additional rent. Any time rent is paid after the tenth (10^{th}) day of the month, for whatever reason, Resident agrees that payment must be in the form of a cashier’s check or money order. Any time Management serves a THREE-DAY NOTICE TO PAY RENT OR QUIT, regardless of the date upon which the notice is served, Resident agrees that the payment called for by the notice must be in the form of a cashier's check or money order. Pursuant to California Civil Code Section 1719, if Resident passes a check on insufficient funds, Resident will be liable to Management for the amount of the check and a service charge of twenty-five ($25.00) dollars for the first check passed on insufficient funds, and $25.00 for each subsequent check passed on insufficient funds. Management may, at Management’s discretion, require subsequent rental payments made by and/or on behalf of Resident to be made in the form of a cashier’s check or money order, including the payment made to replace the unpaid check for a period determined by Management, not to exceed three months. It is Resident’s responsibility to be certain that each payment is actually received by Management on or before its due date. The parties accordingly agree that, any time the rent for any given month is paid after the 5th day of such month, including replacement funds to cover an insufficient funds payment (NSF), Resident will in that month pay to Management, as additional rent due, a late charge in the sum of seventy-five ($75.00) dollars. The parties agree that this late charge is presumed to be the amount of damage sustained by late payment of rent. It would be impracticable or extremely difficult to fix the actual damage. This sum represents a reasonable endeavor by Management to estimate fair average compensation for any loss that may be sustained as a result of late payment of rent.

Resident Initials:
_____

4. **TERM:** The term of this Agreement is for 12 month(s), beginning on 11/10/2026 and ending on 11/09/2027, at which time this Agreement shall terminate without further notice. Any holding over by Resident after termination shall entitle Management to initiate legal proceedings to recover possession of Premises. A "month-to-month" tenancy subject to the terms and conditions of this Agreement shall be created only if Management accepts rent from Resident thereafter, and if so accepted, tenancy may be terminated by Resident after service upon Management of a written 30-day Notice of Termination. Except as prohibited by law, that month-to-month tenancy may be terminated by Management by service upon Resident of a 60-day Notice of Termination of Tenancy. However, Civil Code Section 1946.1 provides that "if any tenant or resident has resided in the dwelling for less than one year", Management may terminate the tenancy by service upon Resident of a written 30-day Notice.

   For units subject to AB1482 just cause, Civil Code 1946.2(a) provides that "after a tenant has continuously and lawfully occupied a residential real property for 12 months, the owner of the residential real property shall not terminate the tenancy without just cause, which shall be stated in the written notice to terminate tenancy. If any additional adult tenants are added to the lease before an existing tenant has continuously and lawfully occupied the residential real property for 24 months, then this subdivision shall only apply if either of the following are satisfied: (1) all of the tenants have continuously and lawfully occupied the residential real property for 12 months or more; or (2) one or more tenants have continuously and lawfully occupied the residential real property for 24 months or more." "Just cause" to terminate the tenancy includes termination "if the owner, or their spouse, domestic partner, children, grandchildren, parents, or grandparents, unilaterally decides to occupy the residential real property."

5. **DELAY OF POSSESSION:** Resident understands that, for reasons beyond the control of Management, Management may not be able to provide occupancy to Resident on said commencement date (if, for example a former Resident of the Premises who has given notice to leave cancels the notice or fails to leave by the scheduled date). If, for any reason, Management is unable to provide occupancy to Resident by the scheduled commencement date, Resident's remedy in this event shall be limited to termination of this agreement and Resident shall in this event be entitled to a prompt refund of any monies paid. Management shall have no liability to Resident in this event other than the responsibility to promptly refund any monies paid.

6. **MOVE-IN FUNDS:** Resident shall pay to Management, before taking occupancy of the Premises, the sum of $3,203.00. This amount is composed of the following sums: $2,353.00 as rent and $850.00 as security deposit. Management may require that this entire sum be paid in the form of cashier's check or money order. If Management accepts a personal or other non-certified check and said check is, for any reason whatsoever, returned unpaid by the bank upon which drawn, the entire amount shall immediately become due and payable and shall be considered rent so that Management may serve a Three Day Notice to Pay or Quit for the entire amount and, if Resident does not comply with said notice, Management may utilize unlawful detainer procedures to recover possession of the Premises and monetary damages from Resident. If Resident is required to pay six (6) month's rent in advance at move-in to satisfy the rental qualification requirements, that amount is reflected above.

7. **PRO-RATED RENT:** In the event that Resident takes occupancy of the Premises on any day other than the first day of the month, Resident shall pay the sum of $1,647.10, thirty days after taking occupancy of the Premises, as and for the pro-rated amount of rent to cover the period through the final day of the second month of occupancy. Commencing with the following month, a full month's rent shall be due each month on or before the first day of the month as set forth in Paragraph #2 above. In the event of a conflict between the amount set forth in this paragraph and the amount which an arithmetic computation would yield based upon the rental rate set forth in Paragraph #2 above divided by thirty with the result multiplied by the number of days in the pro-ration period, the amount determined by said arithmetic computation shall govern (i.e., if the amount set forth in this paragraph is computed incorrectly, any such arithmetic error shall not be binding – the amount owing shall be the amount resulting from a correct arithmetic computation of the pro-rate). In all instances where a pro-rated amount of rent is computed during this tenancy, a thirty-day month shall be assumed irrespective of the actual number of days in the month for which pro-ration is computed.

8. **CHECK CONVERSION AND ELECTRONIC SIGNATURE:** Resident understands that Management may covert any payments received into electronic funds transfer (EFT). Resident will not receive their original check back and Management will destroy the original check after 60 days. Resident and Management may enter into this Agreement by electronic means, although traditional hard copies with wet signatures may be used instead at the option of Management.

Resident Initials:

_____

9. **OCCUPANTS:** The Premises shall be occupied by the following named person(s):

Name: Test - Canada Vista, DOB: 01/01/2000 Name: N/A, DOB: N/A
Name: N/A, DOB: N/A Name: N/A, DOB: N/A
Name: N/A, DOB: N/A Name: N/A, DOB: N/A
Name: N/A, DOB: N/A

Occupancy of the Premises shall be limited to those persons listed on the Rental Agreement. No other persons have permission to occupy the Premises unless such permission is in writing and signed by Management or its authorized agent. The acceptance of rent from any other individual shall be deemed to be the payment of rent on behalf of Resident named above, and shall not constitute permission for the person making the payment to occupy the Premises. Should any person not named above make any claim to right of possession of the Premises, any such person shall be deemed the guest or invitee of the named Resident and their claim to right of possession shall be denied. Amy person named above in this Paragraph #8 who is not also named above as Resident and/or who is not a signatory to this Rental Agreement shall be deemed to occupy the Premises under the named Residents who are signatories to this agreement and shall thus be deemed the invitees of said named Residents. Accordingly, should any such individual not be named in any unlawful

detainer action to regain possession of the Premises, and should any such individual thereafter make a claim to right of possession of the Premises, that claim shall be denied on the basis that said individual is the invitee of the named Residents and does not have an independent claim to right of possession of the Premises. If the household composition changes such that the number of occupants exceeds the industry standard occupancy limit of, two persons per bedroom plus one, or a community specific occupancy limit, Resident agrees that such over-utilization shall be grounds for Management to terminate this Agreement, solely at the option of Management.

10. **SECURITY DEPOSIT:**

Collection: Resident shall pay to Management, as security, the sum of $850.00 prior to taking possession of the Premises. In most cases, a security deposit collected on or after July 1, 2024 may not exceed an amount equal to one month's rent.

Use of Security Deposit: Resident shall not use the security deposit to pay any month's rent. The security deposit shall be applied and accounted for in accordance with the provisions of California Civil Code section 1950.5 and any other applicable statutes. Management shall not be obligated to pay Resident interest in connection with such security unless required to do so by law. It is understood that the security deposit is applicable to all Residents jointly, and need not be accounted for until the permissible statutory period after such time as all Residents have vacated the Premises.

Disposition of Security Deposit at End of Tenancy: Except where longer time is allowed by law, within 21 calendar days after Resident has vacated the Premises, Management shall furnish Resident a copy of an itemized statement indicating the basis for, and the amount of, any security deposit received and the disposition of the security deposit and shall return any remaining portion of the security deposit to Resident.

California law provides that any remaining portion of the security deposit and itemized disposition shall be returned in the following manner unless Management and all Residents agree otherwise:

i. In the case of multiple Residents, management shall return the remainder of the security deposit by a check made payable to all adult Residents on the Agreement at the time the tenancy terminates and furnish the itemized disposition by personal delivery or first-class mail, postage prepaid, to any one of the adult Residents chosen by Management. If a Resident terminates the tenancy pursuant to Section 1946.7, Management may return the security in a manner other than by check made payable to all adult Residents if the Resident who terminated the tenancy pursuant to Section 1946.7 requests refund in another manner. In the event that Management chooses to make the refund to any of the Residents individually (which need not be done until the statutory time has elapsed after all Residents have vacated the Premises), in legal contemplation the payment shall be deemed to have been made to all Residents and Management shall have no liability to any Resident for failure of any other Resident to equitably divide any such refund.

Resident Initials:
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ii. In the case of a single Resident on the Agreement who paid security or rental payments electronically, Management shall return the remainder of the security to the bank account or other financial institution designated by Resident and furnish the itemized disposition by personal delivery or first-class mail, postage pre-paid. In the event of a successor Landlord, the obligation to return the remainder of the security electronically shall apply only if the successor Landlord received rental payments electronically from the Resident.

iii. In all other cases, Management shall return the remainder of the security deposit by a check made payable to all adult Residents on the Agreement at the time the tenancy terminates and furnish the itemized disposition by personal delivery or first-class mail, postage prepaid.

Security Deposit Refund Method: Any remaining portion of the security deposit shall be returned in the manner required by law except as otherwise mutually agreed in writing by all Residents and Management as indicated in separate written agreement.

11. **COMPLIANCE WITH APPLICABLE LAWS:** Resident agrees not to permit the Premises to be used for any purpose which violates local, state or federal law, or engage in any illegal acts upon the Premises or upon the grounds of the Premises or the community of which the Premises are a part. Resident shall not violate any Governmental law in the use of Premises, commit waste or nuisance, annoy, molest or interfere with any other resident or neighbor.

12. **SUBSIDIZED HOUSING / HOUSING AUTHORITY**: In all cases, when Resident is participating in a voucher program with the Housing Authority, the HUD Tenancy Addendum is incorporated by reference into the Rental Agreement.

13. **UNLAWFUL ACTIVITY:** Resident, Occupants and any guest or other persons under Resident's control shall not

(a) engage in criminal activity, including drug-related criminal activity, on or near Premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in section 102 of the Controlled Substance Act (21 U.S.C.802).

(b) engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near Premises or Property.

(c) permit the Premises or Property to be used by any person for, or to facilitate, criminal activity, including drug-related criminal activity, engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near Premises and Property or otherwise.

(d) engage in acts of violence or threats of violence, including, but not limited to the unlawful discharge of firearms on or near Premises or Property.

(e) engage in any criminal activity on the Property, or any criminal activity or criminal threat, as defined in subdivision (a) of Section 422 of the Penal Code, on or off the Property, that is directed at any owner or agent of the owner of the Property, Resident, guest, vendor, or any other person.

(f) use the Premises for an unlawful purpose as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.

A single violation of any of these provisions shall be deemed a serious and material violation of this Agreement. It is understood and agreed that a single violation shall be good cause for termination of this Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction but shall be by a preponderance of the evidence.

14. **COMPLIANCE WITH THE RULES:** House Rules are incorporated into and made part of this Agreement. Resident agrees to abide by said House Rules in all respects. House Rules may be changed upon thirty days' written notice and Resident hereby agrees to abide by any such changes. Failure to comply with the House Rules shall be deemed a breach of this Agreement.

15. **REPAIRS AND ALTERATIONS:** Except as provided by law, no repairs, decorating or alterations shall be done by Resident, without Management's prior written consent. Resident shall notify Management in writing of any repairs or alterations contemplated. Decorations include, but are not limited to, painting, wallpapering, hanging of murals or posters. Resident shall hold Management harmless as to any mechanics lien recordation or proceeding caused by Resident.

Resident Initials:

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16. **ACCEPTANCE OF THE PREMISES:** Resident has inspected the Premises, furnishings and equipment, and has found them to be satisfactory. All plumbing, heating and electrical systems are operative and deemed satisfactory.

17. **DUTY TO CLEAN AND VENTILATE:** Resident acknowledges that mold and mildew can grow in the Premises if the Premises is not properly maintained and ventilated. Resident agrees to regularly allow air to circulate in the Premises by using the bathroom fan and ceiling fan where available and regularly opening the windows and/or sliding doors where available. Resident also agrees to clean all toilets, sinks, countertops, showers, bathtubs and tile or vinyl floors with a household cleaner on at least a bi-weekly basis. Resident must notify Management immediately in writing whenever Resident learns of any condition which could lead to a build-up of moisture in Premises, and if Resident notices mold, mildew or other organic growth in the Premises.

18. **PETS AND LIQUID-FILLED FURNITURE:** Without Management's prior written permission, no bird or animal, no waterbeds or liquid filled furniture shall be kept or allowed in or about said Premises.

19. **GUESTS**: Any person not listed as an Occupant on this Agreement is a Guest. A Guest may not stay in the Premises for more than twenty-one (21) consecutive days, or a total of forty-two (42) days in a 12-month period without Management's written permission. At the discretion of Management, Guest(s) who overstay this limit may be required to go through the application process, and if approved may be required to sign a Rental Agreement. A Guest who has not signed a Rental Agreement is not a "tenant who has lawfully occupied the Premises" for the purpose of Civil Code 1946.2 and is not a "tenant" for the purpose of Civil Code Section 1947.12. Management may, at their discretion, decline to add an additional person to an existing Agreement. Resident is responsible for any violations of this Agreement by Resident or Resident's Guests. Any breach of this provision shall be deemed a material breach of this Agreement and grounds for immediate termination by Management.

20. **RESPONSIBILITY FOR DAMAGES:** Except as prohibited by law, Resident shall keep the Premises and furniture, furnishings and appliances, yard and landscaping, if any, and fixtures which are rented for Resident's exclusive use in good order and condition. Resident shall pay Management for costs to repair, replace or rebuild any portion of the Premises damaged by Resident, Resident's guests or invitees. Damage shall include physical damage and consequential damage such as the build-up of moisture, mold, mildew or other organic growth caused by the actions or the failure of Resident, Resident's guests or invitees to properly clean or allow air circulation as more fully described in the DUTY TO CLEAN & VENTILATE Paragraph. Resident's property is not insured by Management.

21. **UTILITIES:** Resident shall pay for all utilities, services and charges, if any, made payable by or predicated upon occupancy of Resident . In the event Resident fails to pay any utility charges which are to be paid by Resident, Management may at its option, pay such charges to retain continuing utility service. In the event that Management does so, any such charges may be billed to Resident by Management and said billing shall become due and payable, in full, as additional rent together with the regular monthly rental payment on the first day of the month following the date of such billing.

22. **SMOKING**: Smoking of any substance, including marijuana, is prohibited everywhere on the Property including in the Premises, unless Management has adopted a different policy that is attached as an addendum to this Agreement. Smoking includes use of e-cigarettes or vaping. The term "smoke" includes vapor from e-cigarettes or other vaping devices. Resident shall inform any guest(s) of this smoking prohibition. Resident shall promptly inform Management in writing of any incident where smoke is migrating into Resident's Premises from sources outside of Resident's Premises. Resident acknowledges that Management's adoption of this policy, does not make Management the guarantor of the Resident's health or of the smoke-free condition of the areas listed above. However, Management shall take reasonable steps to enforce this provision. Management shall not be required to take steps in response to smoking unless Management has actual knowledge or has been provided written notice. Management and Resident agree that other residents of the Property are the third-party beneficiaries of this provision. A resident may sue another resident to enforce this provision but does not have the right to evict another resident. Any lawsuit between residents regarding this provision shall not create a presumption that Management has breached this Agreement. A breach of this provision by the Resident shall be deemed a material breach of this Agreement and grounds for immediate termination of this Agreement by Management.

23. **RENTERS INSURANCE:** Resident agrees to obtain Renter's Insurance in an amount no less than $100,000 general liability coverage with Prodesse Property Group listed as an interested party. It is strongly recommended that Resident also obtain coverage in an amount sufficient to cover any personal possessions of Resident together with a reasonable level of liability coverage for the actions of Resident or Resident's guests or invitees.

Resident Initials: _____

24. **RECYCLING**: Management is required by state law to recycle as one of the first actions under the state's plan to reduce greenhouse gas emissions. In addition to providing recycle services to Residents, Management will provide recycling of organic waste (composting). Resident agrees to cooperate with Management's efforts to comply with recycling and composting laws and to sort recyclables and organic material from garbage if required. The amount of sorting required may vary by local waste hauler. Management will provide Resident with instructional material from the waste hauler and be available to provide additional information upon request.

25. **WATER CONSERVATION**: The State Water Resources Control Board prohibits all Californians from: washing down driveways and sidewalks; watering outdoor landscapes that cause excess runoff; using a hose to wash a motor vehicle, unless the hose is fitted with a shut-off nozzle; and using potable water in a fountain or decorative water feature, unless the water is recirculated. Many local water boards have additional restrictions. Local information is available at http://www.acwa.com/drought-response/. Management may provide Resident's name and address to the local water agency for the purpose of notification and enforcement of water use restrictions. Nothing herein is deemed to be authorization of, or consent by Management to water usage that is not otherwise authorized by this Agreement. Resident shall be aware of and comply with local and state water use restrictions and promptly pay any fines or other costs occasioned by water use violations attributed to Resident's tenancy or the conduct of Resident, Resident's guest(s), or other invitees at the Premises, including any fines or costs levied against Management.

26. **MISSTATEMENTS ON APPLICATION:** Resident has completed an application in connection with securing this Rental Agreement. Management has relied upon the statements set forth in said application in deciding to rent the Premises to Resident. It is agreed that, should Management subsequently discover any misstatements of fact in Resident's application, any such misstatements shall be deemed a material and incurable breach of this Rental Agreement and shall entitle Management to serve Resident with a three-day notice terminating the tenancy.

27. **LIABILITY:** Management shall not be liable to Resident or to any guests or invitees of Resident for any damage or losses to person or property arising from any cause including, but not limited to, theft, burglary, assault, vandalism, fire, flood, water leaks, rain, hail, ice, snow, smoke, lightning, wind, explosion, interruption of utilities, earthquake, or any other cause not directly caused by the willful acts of Management. In addition, Management shall not be liable to Resident for any damage, loss, anxiety, or stress resulting from behavior of a neighbor resident, their guest or invitee, that is contrary to this agreement and as long as Management is aware of the offending behavior, and is making reasonable attempts to remedy the behavior. Resident acknowledges and accepts that Management is limited in its remedies by state and local laws such as AB1482 Tenant Protection Act of 2019.

28. **SUBORDINATION:** This Rental Agreement and all rights of Resident arising hereunder are expressly agreed to be subject and subordinate in all respects to the lien of any present or future mortgages which are or may be placed upon the property of Management or assigns of Management and to all other rights acquired by the holder of any such mortgage(s). As used herein, the term "mortgage" shall include deeds of trust or any similar security interest.

29. **SUCCESSORS IN INTEREST:** If the Property is sold or the ownership interest otherwise transferred, the successor in interest of Management shall be deemed the assignee of all rights arising hereunder, and shall be entitled to enforce the provisions of this Rental Agreement as against Resident. Nothing in this provision shall be construed as conflicting or superseding the foregoing subordination clause (Paragraph # 28 above) or as requiring a continuation of the tenancy in the event of a foreclosure or other involuntary transfer of ownership.

30. **SATELLITE DISH:** A satellite dish may be installed if it is one meter or less in diameter or a traditional stick antenna, is freestanding, does not extend beyond the balcony railing or patio line. Dish or antenna must be totally within the individual leased Premises. No dish or antenna may be installed anywhere on the property, including but not limited to, outside walls, windowsills, roofs, balconies, stairwells, or any other area except in such locations specifically identified by Management. No holes may be drilled in any exterior wall, roof, window, balcony railing or glass. Resident may not splice into any existing wires or cables, such as existing coaxial cable. Resident is not allowed to disconnect an existing system within the Premises or the Property. All wiring must be external. All guidelines regarding cleanliness of decks and patios must be adhered to when wiring. Resident hereby agrees to indemnify and hold Management harmless and accepts full responsibility for any personal or physical damage to Property or persons as a result of damage or injury caused by the dish or antenna. Resident is responsible for removal and disposal of the dish or antenna at the end of their tenancy.

Resident Initials:
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31. **TIME IS OF THE ESSENCE:** Time is of the essence with respect to the provisions of the Rental Agreement. This provision shall be interpreted in its strictest sense irrespective of the relative hardship to the parties.

32. **ATTORNEY'S FEES:** If any legal action or proceeding shall be brought by either party to enforce any part of this agreement, the prevailing party shall recover, in addition to all other relief, reasonable attorney's fees and costs not to exceed $3,000.

33. **DISCLOSURE REGARDING MANAGEMENT AND NOTICES:** Notice upon Owner or Management may be served upon: PRODESSE PROPERTY GROUP at: 655 Mariners Island Boulevard, Suite 301, San Mateo, CA 94404, telephone number (650) 578-9661. Said person is authorized to manage the Premises and accept legal service on behalf of Owner and Management. Any notice, which Management gives to Resident, shall be deemed properly served (whether or not actually received by Resident) if served in the manner prescribed in Code of Civil Procedure section 1162. If Management fails to serve the notice in accordance with the provisions of Code of Civil Procedure section 1162, but Resident actually receives the notice, the actual receipt shall be deemed to cure any defects in the manner of service and the notice shall be deemed properly and personally served. Service upon any Resident of the Premises shall be deemed valid service upon Resident – it is not necessary to individually serve each Resident.

34. **WAIVER:** The waiver of either party of any breach shall not be construed to be a continuing waiver of any subsequent breach. The receipt by Management of the rent with the knowledge of any violation of a covenant or condition hereto shall not be deemed a waiver of such breach. No waiver by either party of the provisions herein shall be deemed to have been made unless expressed in writing and signed by all parties to this Rental Agreement.

35. **ACCESS TO PREMISES AND PRIVACY:** Management or its agents or employees may enter the Premises: a) In case of emergency, or b) when Resident has abandoned or surrendered the Premises, or to make necessary inspections or agreed repairs, decorations, alternations, improvements, to supply necessary or agreed services, or to exhibit the dwelling unit to prospective or actual purchasers, lenders, residents, workmen or contractors, provided Resident is given reasonable notice of Management's intent to enter, with entrance during normal business hours (8:00 a.m. to 6:30 p.m., Monday through Saturday, except holidays). Twenty-four hours shall be presumed to be reasonable notice, in absence of evidence to the contrary. Management will maintain Resident's privacy to the best of Management's ability and will not give out personal information about Resident without Resident's written permission or unless legally required to do so. Management may use Resident's name, phone number and addresses in the course of providing services and managing the Premises and Resident hereby authorizes Management to do so. Management will not sell Resident's personal information. Management may, during the course of business photograph a deficiency, repair item, or habitability issue to use for documentation. Management will do it's best not to capture any Resident personal property in the photographs. Resident hereby provides Management permission to take such photographs.

36. **ENTRY AND COOPERATION:** California law allows Management to enter the Premises for certain purposes, generally during normal business hours. Management will provide written notice to Resident prior to entry of the Premises whenever required by law. Resident's refusal to allow Management to enter the Premises as allowed by law is a material breach of this Agreement and California Law and is cause for termination as provided herein and by law. If the Premises is required by any government agency, lender or insurer to undergo repairs or alterations, or in case of other necessary or agreed repairs, Resident agrees to cooperate fully with Management so that all such repairs or alterations are made in as expeditious and efficient a manner as possible. When necessary, service or repair requires preparations by Resident, Resident agrees to complete the necessary preparations as instructed by Management in advance of service or repair.

37. **SECURITY DEVICES**: Resident may not install any security devices (including, but not limited to, security cameras and video doorbells) that capture any images and/or sounds outside Resident's Premises without Management's prior written consent, which may be granted or withheld in Management's sole discretion.

38. **ASSIGNMENT AND SUBLETTING:** No portion of said Premises shall be sublet nor this agreement assigned. Any attempted subletting or assignment by Resident shall, at the election of Management, be an irremediable breach of this agreement. Resident may not advertise to rent or rent the Premises, or any portion of the Premises, on any website for any length of time.

39. **MEGAN'S LAW DATABASE:** Notice: 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. 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.

Resident Initials:

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40. **ATTACHMENTS / ADDENDA:** By initialing below, Resident acknowledges receipt of all the indicated attachments, copies of which are attached hereto by reference and are incorporated herein as though fully set forth at length.

    House rules Addendum, Cleaning, Repair & Replacement Charge Guidelines, MoveIn/MoveOut Inspection Statement, Mold Addendum Notification, Pesticide Notice, Bed Bug Addendum , Renters Insurance Addendum, Micro Mobility Addendum , Housing Eligibility Addendum, Affordable Housing Addendum, Activities Participation Waiver Addendum, General Information and Additional House Rules, Parking Addendum

41. **PROPOSITION 65 WARNING:** Pursuant to California Health & Safety Code 25249.5 and 25249.6, Management provides this warning notice to Resident and adult occupants in Premises:

    Chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.
    Lead-based Paint

    !! **WARNING**: Paint chips and dust from lead-containing paint on the property can expose you to lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your Landlord or building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

    Plastic and Vinyl Items – Di(2-ethylhexyl)phthalate
    !! **WARNING**: Plastic and vinyl items, such as flooring, mini-blinds, wallpaper, cables and coating on wires on this property can expose you to di(2-ethylhexyl)phthalate which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your Landlord or building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

    There may be other chemicals known to the State of California to cause cancer and birth defects or other reproductive harm on the Property and the Premises.

42. **WELFARE CHECK:** If during Resident's tenancy, Management becomes aware of a situation where Resident is suspected to be in medical distress, after exhausting all efforts to reach Resident and their emergency contact(s), Management may make an emergency entry into the Premises with law enforcement present to ascertain the health and wellbeing of Resident. Resident agrees to keep Management's records of contact information for themselves and their emergency contact(s) up to date to avoid this potential emergency entry.

43. **ENTIRE AGREEMENT:** This agreement, which includes all attachments referred to above, constitutes the entire Agreement between the parties and cannot be modified except in writing and signed by all parties. Neither Management, nor an agent or employee of Management has made any representations or promised other than those set forth herein.

44. **CREDIT REPORTING:** As required by law, you are hereby notified that a negative credit report reflecting on your credit history may be submitted to a credit-reporting agency if you fail to fulfill the terms of your credit obligations.

45. **PARAGRAPH HEADINGS:** The paragraph headings are inserted only for convenience and are not intended to define or limit the scope or intent of any clause.

SIGNATORIES:

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - Canada Vista Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
HOUSE RULES ADDENDUM

GENERAL

1. This agreement is an addendum and part of the Rental Agreement between Management and Resident.
2. New rules and regulations or amendments to these rules may be adopted by Management upon giving 30 days written notice to Resident. These rules and any changes or amendments have a legitimate purpose and are not intended to be arbitrary or work as a substantial modification of resident rights. They will not be unequally enforced. Resident is responsible for the conduct of guests and the adherence to these rules and regulations at all times.

LOCK OUTS

1. Premises must have original locks and all keys must be returned. A fee of $120.00 will be charged to replace door locks if keys are lost.
2. During normal business hours, Resident may contact Management for assistance. If staff is available at or near the Premises, Resident will be provided access to the Premises with proper identification at no charge to Resident. Management cannot guarantee staff will be available.
3. After normal business hours, but prior to 9:00 p.m., Resident may contact Management for assistance. If there is on-site staff at the Property and they are available, the on-site staff will provide access to Resident with proper identification and a $50.00 lock-out fee will be charged to Resident. Management cannot guarantee on-site staff will be available.
4. After 9:00 p.m., no lock out service is provided.
5. In the event that Management cannot provide assistance, Resident may choose to contact a local locksmith at Resident's expense. The repair of any damages to the Premises caused by Resident or locksmith as well as the cost for duplication of keys shall be at Resident's expense. Alterations to the interior or exterior lock(s) on the Premises are not permitted. If a new lock is installed to remedy the lock out, Resident must furnish Management with a copy of the new key within 48 hours.

NOISE & CONDUCT

1. Resident shall not make or allow any disturbing noises in the Premises by Resident, family or guests, nor permit anything by such persons that will interfere with the rights, comforts or conveniences of other persons.
2. All musical instruments, television sets, stereos, radios, etc., are to be played at a volume that will not disturb other persons.
3. The activities and conduct of Resident, Occupants, and Resident's Guests, outside of the Premises on the Property or any recreation facilities must be reasonable at all times and not annoy or disturb other persons.
4. No lounging, visiting or loud talking that may be disturbing to other persons will be allowed on the Property between the hours of 10:00 p.m. and 8:00 a.m.

CLEANLINESS & TRASH

1. The Premises must be kept clean, sanitary and free from objectionable odors.
2. Resident shall assist Management in keeping the Property clean.
3. No littering of papers, cigarette butts or trash is allowed.
4. No trash or other materials may be accumulated which will cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
5. Garbage is to be placed inside the containers provided and lids should not be slammed. Garbage should not be allowed to accumulate and should be placed in the outside containers on a daily basis. Boxes must be broken down before being placed in the container. Resident shall be responsible at Resident's expense for hauling those items too large to fit in the trash container. Resident shall cooperate with any recycling or composting efforts put in place by Management to satisfy local laws.
6. Furniture must be kept inside the Premises. Unsightly items must be kept out of vision.
7. Resident personal property must be kept inside the Premises and shall not be left in any area of the Property including but not limited to hallways, walkways, entryways, driveways, parking spaces, and carport spaces.
8. Clothing, curtains, rugs, etc. shall not be shaken or hung outside of any window, ledge or balcony.

CLOTHESLINES / DRYING RACKS

If the Premises has a private patio, deck or balcony which is enclosed by a fence, railing or other structure, Resident is permitted to hang clothing, blankets or other laundry on the patio, deck or balcony subject to the following rules and conditions:

1. No clotheslines or drying racks may be affixed or attached in any manner tot any portion of the building, fence, railing, wall, building support structure or light fixture.

Resident Initials:

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2. Drying rack must be free standing and no higher than the patio, balcony or deck fence or railing.
3. Items must be removed from clotheslines and drying racks within 24hrs of putting on line or rack.
4. Drying racks may not block any entrance or exit, create a health or safety hazard, interfere with walkways or utility service equipment, or interfere with maintenance of the Property.
5. Clothes may not be draped over fence or balcony railings or hung from any building fixtures.
6. If the patio or balcony is not enclosed by a fence, railing or other structure, Resident is not permitted to hang clothing, blankets or other laundry on the patio, balcony or deck.

SAFETY

1. All doors must be locked during absence of Resident.
2. All appliances must be turned off before leaving the Premises.
3. Resident shall notify Management if they will be away and the Premises unoccupied for a period exceeding 14 days. Resident agrees to leave the Premises in a clean and safe condition; lock doors and windows, store all food, remove trash from the Premises and check all faucets are completely shut and drains are unobstructed. With written permission from Resident, Management will check on Premises from time to time and refrain from leaving notices on Residents door for safety. Resident shall check-in with Management upon their return.
4. If someone is to enter the Premises during Resident's absence, Resident shall give Management written permission beforehand to let any person in the Premises and/or provide the name of person or company entering.
5. Smoking is prohibited by law throughout the Property, including stairways, interior and exterior hallways, laundry rooms, elevators, recreation room, swimming pool and fitness areas, and mailbox area. If smoking is permitted inside the Premises, smoking in bed is always prohibited.
6. The use or storage of gasoline, cleaning solvent or other combustibles in the Premises, storage lockers, or anywhere on the Property is prohibited.
7. The use and storage of charcoal and liquefied petroleum gas (LPG) barbeques with a propane fuel container size greater than one-pound capacity are prohibited on balconies, patios and decks of any residential structure having more than two dwelling units. If permitted by local ordinance and the State Fire Code, use of a one-pound propane canister may be used if Resident's private exterior space allows for a distance of at least ten (10) feet from any combustible wall or structure. Electric barbeques may be used. It is also prohibited to transport propane containers greater than one-pound capacity inside the common building areas (i.e. enclosed interior stairways and elevators).
8. When a fire blanket has been provided in the Premises, Resident is responsible to keep the fire blanket in the same location throughout the tenancy. Resident is required to notify Management if the fire blanket is missing or has been used so a replacement blanket can be installed. Resident will be charged $12.00 for a missing or used fire blanket.
9. No personal belongings, including bicycles, play equipment or other items may be placed in the halls, stairways or about the Property.
10. Residents are responsible for ensuring that all Occupants and Guests conduct themselves in a safe manner and comply with all community rules. Activities that create a risk of harm to persons or property are not permitted. Management may establish reasonable rules for the safe use of common areas and amenities.

MAINTENANCE, REPAIRS & ALTERATIONS

1. Resident shall advise Management, in writing, of any items requiring repair (dripping faucets, light switches, etc.). Notification should be immediate in an emergency, and for normal problems reported promptly during business hours. Repair requests should be made as soon as the defect is noted.
2. Repair requests should not be made directly to maintenance people or other such personnel.
3. Costs of repair or clearance of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by Resident negligence or improper usage are the responsibility of Resident. Payment for corrective action must be paid by Resident on demand.
4. Resident shall make no alterations or improvements without the consent of Management. Any article attached to the woodwork, walls, floors or ceilings shall be the sole responsibility of Resident. Resident shall be liable for any repairs necessary during or after residency to restore Premises to the original condition. Glue or tape shall not be used to affix pictures or decorations.
5. Resident shall not move or remove any large appliances provided by Management without written consent from Management. Resident shall not install or operate any additional refrigerators, freezers, washing machines, clothes dryers, portable dishwashers, air conditioners or other large appliance not provided by Management, without prior written consent from Management.

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PARKING

Resident is assigned parking space/tag number: . Resident acknowledges that Management retains the right to change Resident's parking space any time during Resident's tenancy with a thirty-day written notice to Resident. Parking in the driveways is prohibited. All guests must park on the public street. Vehicles parked on the Property must have current registration, be operable and in condition to operate safely on the highway, and be kept clean as to not appear abandoned. Vehicles may not be backed into carports or garages and may not be stored on the Property. Resident's assigned parking space may include a storage locker. Resident is responsible to secure the storage locker with Resident's own lock. Resident understands and agrees that repairing or washings of vehicles is strictly prohibited in the parking areas, parking spaces and any other area of the Property. Resident will park only the following vehicle(s) in the assigned parking space:

First Vehicle: N/A
Second Vehicle: N/A

If available, parking in open, unassigned spaces is on a first-come-first-served basis. Each apartment is authorized to use a maximum of one (1) unassigned, open parking space if available at any time. Vehicles may not remain parked in the same open, unassigned space for more than 72 consecutive hours. Vehicles remaining in the same open, unassigned spaces for longer than 72 consecutive hours are subject to tow at the vehicle owner's expense without further notice.

LAUNDRY

Laundry facilities have been provided for convenience only. Heavy articles are not allowed in washing machines. MANAGEMENT ASSUMES NO RESPONSIBILITY FOR USE OF LAUNDRY EQUIPMENT.

ASBESTOS WARNING

The Premises may contain asbestos, a chemical known to the state of California to cause cancer and/or birth defects and other reproductive harm. These hazardous substances may be contained in some of the original building materials and in some of the products and materials used to maintain the Premises. Disturbance or damage to certain interior unit surfaces may increase the potential exposure to these substances.

(POSTED IN ACCORDANCE WITH PROPOSITION 65
CALIFORNIA HEALTH AND SAFETY CODE 25249.5 ET SEQ.)

1. Resident or their guests, employees and contractors shall not take or permit any action which in any way damages or disturbs the ceiling in the Premises or any part thereof, including without limitation: (I) piercing the surface of the ceiling by drilling or any other method; (ii) hanging plants or other objects from the ceiling; (iii) attaching any fixtures to the ceiling; (vi) allowing any objects to come in contact with the ceiling; (v) permitting water or any liquid, other than ordinary steam condensation, to come into contact with the ceiling; (vi) painting, cleaning, or undertaking any repairs of any portion of the ceiling; (vii) replacing light fixtures; (viii) undertaking any activity which results in building vibration which may cause damage to the ceiling.
2. Resident shall notify Manager immediately in writing (I) if there is any damage to or deterioration of the ceiling in the Premises or any portion thereof, including without limitation flaking, loose, cracking, hanging or dislodged material, water leaks, or stains in the ceiling, or (ii) upon the occurrence of any of the events described in Paragraph 1 above.
3. Resident or Resident's guests shall not use or keep in the Premises or cause to enter or remain in the Premises, any dangerous substances, including without limitation, materials identified as hazardous or toxic under any federal, state, or local laws or regulations and any other poisons, explosives, corrosive or radioactive materials.
4. For safety, each person must run water faucets for at least two seconds to clear the faucet of standing water prior to use.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.
ACCEPTED BY:

_____ _____
Test - Canada Vista Date

Prodesse Property Group

Date

PRODESSE PROPERTY GROUP
MOVE-OUT CLEANING, REPAIR & REPLACEMENT CHARGES

Cleaning Charges
Resident is expected to clean the Premises before moving out and return the Premises to Management to the same level of cleanliness as it was upon move-in. If prior to moving out, Resident does not clean or does not clean to the appropriate level of cleanliness, Resident will be charged the actual cost incurred by Management for the cleaning of the Premises.

Painting Charges
Resident will be responsible for the actual costs to restore Premises to move-in condition accounting for normal wear and tear. The following schedule will be used to discount for wear and tear and determine Resident's portion of the cost.

Length of Stay	% of Cost Charged		Length of Stay	% of Cost Charged		Length of Stay	% of Cost Charged		Length of Stay	% of Cost Charged
0-6 months	95%		13-14 months	75%		21-22 months	55%		29-30 months	35%
7-8 months	90%		15-16 months	70%		23-24 months	50%		31-32 months	30%
9-10 months	85%		17-18 months	65%		25-26 months	45%		33-34 months	20%
11-12 months	80%		19-20 months	60%		27-28 months	40%		35-36 months	10%

Repair and Replacement Charges
When possible, Management will attempt to repair damaged items in the Premises prior to replacement. Resident will be responsible for the actual cost of the repair. If any items are missing or damaged to the point that they must be replaced when Resident moves out, Resident will be charged for the current cost of replacement, including labor and service charges. For items such as carpet and plank-flooring, Management will use a Lost Use Calculation Formula to determine Resident's portion of replacement cost.

According to state law:
Any security deposit shall be held by the landlord for the tenant who is party to the lease or agreement. The claim of a tenant to the security deposit shall be prior to the claim of any creditor for the landlord. (Civil Code Section 1950.5(d)). According to Civil Code Section 1950.5(b), the security deposit may be used by the Landlord for any purpose, including, but not limited to, any of the following:

1. The compensation of a landlord for a tenant's default in the payment of rent.
2. The repair of damages to the premises, exclusive of ordinary wear and tear, caused by the tenant or by a guest or licensee of the tenant.
3. The cleaning of the premises. Upon the termination of a tenancy, the tenant must clean the premises to the same level of cleanliness as at the start of the tenancy. This requirement, as amended, applies to tenancies that began after January 1, 2003.
4. To remedy future defaults by the tenant in any obligation under this rental agreement to restore, replace, or return personal property or appurtenances, exclusive of ordinary wear and tear, if the security deposit is authorized to be applied thereto by the rental agreement.

From the time of the initial inspection until termination of tenancy, the tenant may remedy the deficiencies identified in the initial inspection, in a manner consistent with the rights and obligations of the parties under the rental agreement, in order to avoid deductions from the security deposit.

The law allows the Landlord to use the security deposit for legal itemized deductions that are not corrected by the Resident prior to termination of tenancy or that were not identified due to the presence of Residents' possessions during the time of the initial inspection. It also allows the Landlord to use the security deposit to correct any damages that occur to the Premises and/or Property between the time of the initial inspection and the termination of the tenancy.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original

ACCEPTED BY:

_____ _____
Test - Canada Vista Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
MOVE IN / MOVE OUT INSPECTION STATEMENT

Resident(s): Test - Canada Vista
Premises: 2 Olive Court, B-301, Redwood City, CA 94061

Date of Occupancy: 11/10/2026
Security Deposit Amount: $850.00

By initialing below, Resident acknowledges and accepts that the Move In/Move Out Inspection Statement as seen here on page 14 and on page 15, will be completed by Management and Resident on the day that Resident takes possession of the Premises. Resident also acknowledges that the Move In inspection may be conducted on a Mobile App and will become part of the Rental Agreement. Management may not provide Resident with keys to the Premises until Management and Resident have completed and signed the Move In/Move Inspection Statement. In the event that Resident fails to complete and sign the Move In inspection, Management and Resident hereby agree that the condition of the Premises was acceptable and that there was no damage to the Premises at the time of Resident's move in.

Resident Initials:
_____

THE FOLLOWING SMOKE DETECTOR(S) AND CARBON MONOXIDE DETECTOR(S) PORTION OF THE MOVE IN / MOVE OUT INSPECTION STATEMENT AND THE MOVE-IN SECTION OF THE INSPECTON STATEMENT ON THE FOLLOWING PAGE SHALL BE COMPLETED BY MANAGEMENT AND RESIDENT ON THE DAY THAT RESIDENT TAKES POSSESSION OF THE PREMISES:

SMOKE DETECTOR(S)

1. The Premises are equipped with smoke detection device(s).
2. Resident acknowledges the smoke detector(s) was (were) tested and its operation explained by Management in the presence of Resident at the time of initial occupancy and the detector(s) in the Premises was (were) working properly at that time.
3. Resident shall perform the manufacturer's recommended test at least once each week to determine if the smoke detector(s) is (are) operating properly.
4. Initial ONLY IF BATTERY OPERATED: _____
   By initialing as provided, Resident understands that said smoke detector(s) and alarm is (are) a battery-operated unit and it shall be Resident's responsibility to:
   A. Ensure that the battery is in operating condition at all times;
   B. Replace the battery as needed (unless otherwise provided by law or if the detector includes a 10-year tamper proof or 10-year tamper resistant battery);
   C. If, after replacing the battery, the smoke detector(s) does (do) not work, Resident agrees to inform Management immediately in writing; and
   D. Resident hereby agrees to inform Management or Management's authorized agent immediately in writing of any defect, malfunction or failure of any detector(s).
5. If local law requires Management to test the smoke detector, Resident shall allow Management, or Management's agent, access to the Premises for that purpose.

CARBON MONOXIDE DETECTOR(S)

1. If the Premises contains gas burning appliances, the Premises may be equipped with a carbon monoxide detection device.
2. Initial ONLY IF CARBON MONOXIDE DETECTORS ARE PRESENT IN THE PREMISES: _____
3. In the event that carbon monoxide detectors are present in the Premises, as noted by Resident's initials above, Resident acknowledges that the carbon monoxide detector was tested and its operation explained by Management in the presence of Resident at the time of initial occupancy and the detector in the Premises was working properly at that time.
4. Resident shall perform the manufacturer's recommended test at least once each week to determine if the carbon monoxide detector is operating properly.

Resident Initials:
_____

5. Initial ONLY IF BATTERY OPERATED: _____
   By initialing as provided, Resident understands that said carbon monoxide detector and alarm is a battery-operated unit and it shall be Resident's responsibility to:
   A. Ensure that the battery is in operating condition at all times;
   B. Replace the battery as needed (unless otherwise provided by law or if the detector includes a 10-year tamper proof or 10-year tamper resistant battery);
   C. If, after replacing the battery, the carbon monoxide detector does not work, Resident agrees to inform Management immediately in writing; and
   D. Resident hereby agrees to inform Management or Management's authorized agent immediately in writing of any defect, malfunction or failure of any detector(s)
6. If local law requires Management to test the carbon monoxide detector, Resident shall allow Management, or Management's agent, access to the Premises for that purpose.

Resident Initials:
_____

PRODESSE PROPERTY GROUP
MOVE IN / MOVE OUT INSPECTION STATEMENT
(CONTINUED)

Resident(s): Test - Canada Vista
Premises: 2 Olive Court, B-301, Redwood City, CA 94061

KITCHEN	MOVE IN	MOVE OUT
MICROWAVE		
STOVE		
Burners		
Drip Pan Rings		
Oven		
Racks		
Broiler Pan		
Range Hood		
REFRIGERATOR		
DISHWASHER		
DISPOSAL		
COUNTER AREA		
Counter Top		
Sink		
Drains		
Faucets		
CABINETS		
MECHANICAL		
Hot Water Heater		
Furnace Unit		
Air-Conditioner		
Air-Conditioner Filter		
WALLS & CEILINGS		
Paint		
Paint		
Paint		
FLOORS		
Kitchen		
Bathroom(s)		
CARPETS		
Living Room		
Bedrooms		
Hall		
WINDOWS		
Glass		
Screens		
Latches/Locks		

DOORS	MOVE IN	MOVE OUT
Door Runners		
Latches/Locks		
DRAPES/BLINDS		
Living Room		
Bedrooms		
Kitchen		
Dining Room		
ELECTRIC FIXTURES		
Light Fixtures		
Bulbs		
Switch Plates		
CLOSETS		
Shelves		
Walls		
Doors		
Other		
BATHROOMS		
MEDICINE CAB.		
Shelves		
Doors		
Mirror		
WALLS & TILE		
TUB & SHOWER		
Tub		
Shower Doors		
Shower Head		
FIXTURES		
Basin		
Drains		
Faucets		
Counter Tops		
Exhaust Fans		
Bowl		
Towel Racks		
Toilet Seat		
Soap Dish		
PATIO/BALCONY		
STORAGE AREA		
MISCELLANEOUS		
Keys		
Fire Blanket		
TOTAL PROPERTY DAMAGES		$

RESIDENT HEREBY ACCEPTS THE SUBJECT PREMISES TO BE IN GOOD CONDITION EXCEPT AS NOTED ABOVE.

MOVE-IN SIGNATURE:

Resident Signature(s) _____ Date _____

Resident Signature(s) _____ Date _____

By: Prodesse Property Group _____ Date _____

MOVE-OUT SIGNATURE:

Resident Signature(s) _____ Date _____

Resident Signature(s) _____ Date _____

By: Prodesse Property Group _____ Date _____

PRODESSE PROPERTY GROUP
TOXIC MOLD PROTECTION ACT & GENERAL MOLD NOTIFICATION ADDENDUM

THIS AGREEMENT is entered into on 11/10/2026 by and between Prodesse Property Group, “Management,” and Test - Canada Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 2 Olive Court, B-301, Redwood City, CA 94061 “Premises”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

TOXIC MOLD PROTECTION ACT
In accordance with the Toxic Mold Protection Act of 2001, Management is providing Resident with the attached four-page booklet titled, “Information on Dampness and Mold for Renters in California” published by the California Department of Public Health.

GENERAL MOLD NOTIFICATION
It is our goal to maintain the highest quality living environment for our residents. Therefore, know that Management has inspected the Premises prior to lease and knows of no damp or wet building materials and knows of no mold or mildew contamination. Resident is hereby notified that mold, however, can grow if the Premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the Premises, it can cause mildew and mold to grow. It is important that Residents regularly allow air to circulate in the apartment. It is also important that Residents keep the interior of the unit clean and that they promptly notify Management of any leaks, moisture problems, and/or mold growth.

1. Resident agrees to keep the Premises free of dirt and debris that can harbor mold.
2. Resident agrees to immediately report to Management any water intrusion, such as plumbing leaks or drips.
3. Resident agrees to notify Management of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
4. Resident agrees to report to Management any significant mold growth on surfaces inside the Premises.
5. Resident agrees to allow Management to enter the Premises to inspect and make necessary repairs.
6. Resident agrees to use bathroom fans (if applicable) while showering or bathing and to report to Management any non-working fan.
7. Resident agrees to use exhaust fans whenever cooking, dishwashing, or cleaning.
8. Resident agrees to use all reasonable care to close all windows and other openings in the Premises when necessary to prevent outdoor water from penetrating into the Premises.
9. Resident agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible. (Note: Mold or mildew can grow on damp surfaces within 24 to 48 hours.)
10. Resident agrees to notify Management of any problems with the air conditioning or heating systems that are discovered by Resident.
11. Resident agrees to indemnify and hold harmless Management from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys’ fees that Management may sustain or incur as a result of the negligence of Resident or any guest or other person living in, occupying, or using the Premises.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - Canada Vista Date

_____ _____
Prodesse Property Group Date

Information on Dampness and Mold for Renters in California

Main points:

- Living in damp or moldy buildings increases the chances of respiratory problems like asthma.
- The critical warning signs are visible mold, water damage, damp materials, or mold smell.
- Dampness is needed for mold to grow, so if you control the dampness, you control the mold.
- Dampness or mold indoors may make housing substandard, per the California Health & Safety Code.



This booklet describes the increased risks to health, including specific health issues, that may result from exposures to dampness or mold in buildings. This booklet was produced in January 2021 by the California Department of Public Health (CDPH) in accordance with the 2001 Toxic Mold Protection Act (HSC §26148)

Health Problems from Damp or Moldy Buildings

Living or working in damp or moldy buildings increases the risk of many harmful health problems, including:

- asthma attacks in people who already have asthma
- a new asthma diagnosis
- respiratory infections, such as bronchitis
- breathing symptoms, such as hay fever, sneezing, stuffy nose, sore throat, wheezing, breathing difficulty, or cough
- eczema or skin rash

Mold can affect people differently. How much a person is affected depends on how sensitive they are and on how much they are exposed. Damp or moldy buildings are linked to health problems in people even if they do not have allergies.

Signs of Dampness or Mold

Signs of dampness or mold that may cause health problems include:

- **visible mold** (regardless of color), such as on wallsor ceilings, behind furniture or appliances, under carpets, or even hidden in areas not seen in the occupied areas of homes
- **mold odor**, noticed as an earthy, musty, or moldy smell
- **visible water damage**, such as water-stains or discoloration on walls or ceilings, peeling or bubbled paint, warped floors, or rotting wood
- **damp or moist materials**, including condensation on windows or walls

Any one of these signs indicates increased risks to health, and the more that any of them are present, the greater the risk of health problems. Tests that identify the types of mold or the amounts of mold in buildings are not useful in telling us about the health risks. This is *why CDPH does not recommendtesting for mold, such as measuring mold spores in the air*



Causes of Building Dampness that Can Allow Mold to Grow

The dampness that is necessary for indoor mold to grow can come from either inside or outside a building.

Indoor sources include:

- leaking or burst water pipes, for instance under sinks inside walls
- not enough venting to the outside by open windows or exhaust fans in places where water is used or moisture is produced (for example, bathrooms, laundry areas, kitchens, and water heaters)
- condensation (water droplets) on cold surfaces, including windows

Outdoor sources include:

- water coming in through leaky roofs or poorly-sealed windows, or from flooding
- damp, exposed dirt in crawl spaces
- outdoor surfaces that slope and drain water toward a building, including from a downspout





Fixing Dampness and Mold Problems

The California Health & Safety Code (HSC §17920.3) says that when dampness or visible mold (or certain other conditions) in a home is a hazard to the health of occupants, the home is *substandard* and the property owner must fix the conditions. The Code excludes mold that is "minor and found on surfaces that accumulate moisture as part of their properly functioning and intended use."

CDPH recommends fixing dampness and mold problems as follows:

- identifying and correcting the source of any water that may allow mold to grow
- rapid drying or removal of damp materials
- cleaning or removing mold and moldy materials as rapidly and safely as possible

Note: if a moldy area is simply bleached, cleaned, or painted over—without fixing the source of the dampness—the mold is likely to grow again.

Renters in California

The California Health & Safety Code requires property owners to provide a rental unit that is safe and healthy for the people living in it. Prospective renters should look for obvious conditions that show dampness or mold, and also less obvious signs like water leaks under the kitchen and bathroom sinks or moldy odor in a sealed-up home. Also look for conditions likely to cause future problems, like a bathroom that has no working vent fan or no window that opens, or a clothes dryer without an outside vent.

For renters who suspect there is dampness or mold:

1. Tell the property owner or manager. Early detection and correction of the dampness and mold problems can reduce the risks to your health and prevent the problem from getting worse.

2. If your property owner will not respond to your concerns in a reasonable amount of time, contact your local (city or county) code enforcement agency and ask for a code enforcement officer to inspect for violations. Many dampness or mold problems in rental homes are the responsibility of the property owner and must be addressed by them. However, a code enforcement officer may determine that dampness or mold in a building results from a tenant's actions or inactions – for instance, not using available bathroom ventilation during showers.

3. If the local inspector determines there is a violation, they can require the property owner to correct the problem.

Additional Resources

For general information on dampness and mold and a list of local code enforcement agencies, with a focus on dampness and mold, see www.cdph.ca.gov/iaq/mold. To see an animated video series, Mold in the Home, visit www.cdph.ca.gov/mold.

Property owners must provide a rental unit that is safe and healthy for the people living in it.

Tenants must notify property owners of any dampness or mold problems.

PRODESSE PROPERTY GROUP
PESTICIDE NOTICE DISCLOSURE

THIS AGREEMENT is entered in on 11/10/2026, by and between Prodesse Property Group, “Management,” and Test - Canada Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 2 Olive Court, B-301, Redwood City, CA 94061.

This is to inform you pesticides may have been applied in the past to the Premises and/or the apartment or building in which the Premises is located. California law requires that building owners and operators provide tenants with the following written notice concerning the application of pesticides:

CAUTION – PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for the use by the California Department of food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized. If rodenticide ingestion occurs, you may experience symptoms of mild shock and or bleed anticoagulant reaction. If within 24 hours following application, you experience flu like symptoms, headaches, dizziness, nausea, tearing, coughing, nose and throat irritation or develop shortness of breath, double vision, unusual drowsiness and weakness, or tremors, contact your physician or Poison Control Center at (800) 986-4766 and the Property Manager immediately.

For further information contact any of the following:

Poison Control Center	(800) 986-4766
County Health Department	(408) 918-3400
Santa Clara County AG Commissioner	(408) 918-4600
Alameda County AG Department	(510) 670-5232
San Mateo County AG Department	(650) 363-4700
Contra Costa AG Department	(925) 646-5260
Structural Pest Control Board	(800) 737-8188, 1430 Howe Ave, Sacramento, California 95825

The following pesticides are commonly used for the extermination of pests and wildlife. One or more of these materials may be used in, on, or around the Premises. You may request specific information from Management about which pesticides are to be applied and when they are to be applied.

19-3-10/0.20% Dimension (Dithiopyr)	Drive XLR8 (Dimethylamine Salt of Quinclorac)	PHOSPHO-Jet (Mono-and di-potassium salts of Phosphorous Acid)
24-3-8 w/Dimension (Dithiopyr)	Dragnet (Permethirin) FMC	Pignx Caulking Gel Pigeon (Capsaicin)
565 Plus XLO (Pyrethrins, Allethrin, Piperonyl Butoxide, Technical)	Drax (Orthoboric Acid) Waterbury	Precor 2000 Plus (Methoprene) Zoecon
960 Vector Fruit Fly Trap (Acetic Acid)	Drione (Pyrethrins) Aventis	Precor Fogger (Methoprene) Zoecon
AC 90 (Chlorphacinone) Bell Labs	ECO Exempt Jet (2-Phenethyl Propionate+Rosemary Oil)	PT 565 (Pyrethrin) Whitmire
ACE-Jet (Acephate)	Espanlade 200 SC (Indaziflam)	Perma-Dust PT240 (Boric Acid) Whitmire
Advance 375A Select & Advance 360A Dual Choice Bait (Abamectin B1)	Esplanade EZ (Indaziflam, Diquatl Dibromide, Glyphosate, Isopropylamine Salt)	Premise 75 & Premise Foam (Imidaloprid)
Advance Cockroach Bait (Dinotefuran)	Essentria D (2-Phenylethyl Propionate, Eugenol, Soybean Oil)	Prentox ExciteR (Piperonyl Butoxide Technical Pyrethrins)
Advance Gel Bait (Boric Acid) Whitmire	Essentria G Wellmark International	Pro Control Fogger Plus (Pyrethrins/Cyfluthrin) Whitmire
Advance Granular Carpenter Any Bait (Abamectin B1)	Essentria IC3 (Rosemary Oil, Geraniol, Peppermint Oil)	Pro Control Plus (Pyrethrins/Cyfluthrin) Whitmire

Resident Initials:

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Advance Liquid Ant Bait (Sodium Tetraborate Decahydrate (Borax))	Evergreen (Pyrethrins)	Pro Foam Platinum (Sulfates Disodium Lauroampho Diacetate)
Advion Ant Bait Arena (Indoxacarb)	Exciter (Pyrethins, Piperonyl Butoxide)	ProCitra-DL (d-Limonene)
Advion Cockroach Bait Arena (Indoxacarb)	Exponent (Piperonyl Butoxide)	Prograss (Ethofumesate)
Advion Coackroach Gel Bait (Indoxacarb)	Foam Fighter (Dimethyl Silicone Fluid Elumsion)	Prosecutor Pro (Glyphosate)
Advion Insect Granule (Indoxacarb)	Fumitoxin (Aluminum Phosphide) Pestcon Systems	Purge III (Pyrenthrins)
Answer Pocket Gopher Bait (Diphacinone)	Fusilade II (Fluazifop-P butyl)	Pyronyl OR 3610 (Pyrethrin, PBO, N-octyl Bicycloheptene Dicarboximide)
	Gallery 75 DF (Isoxaban)	Quickstrike Fly Abatement Strip (Nithiazine)
	Garlon 4 Ultra (Triclopyr)	QuikPro (Glyphosate + Diquat dibromide)
AGRI-FOS (Mono-and di-potassium salts of Phosphorous Acid)	Gentrol (Hydroprene) Zoecon	Quintox Mouse Seed Place Pacs (Cholecalciferol)
Allure MD (Z-9, E-12-Tetradecadien-1-yl acatate)	Gentrol IGR Concentrate (S-Hydroprene)	Rat-Out Gel (Garlic Oil, White pepper)
Aldesan Microboiocide (Formaldehyde)	Gentrol Point Source Roach Control Device (S-Hydroprene)	Rejex-it (Methyl Anthranilate)
Alpine Dust Insecticide (Dinotefuran) BASF	Gopher Getter (Strychnine) Wilco	Resolv Soft Bait (Bromadionlone)
Alpine WSG Whitmire	Green Lawnger	Rodent Bait Oats (Chlorphacinone) King County
Alpine Flea with IGR (Dinotefuran, Pyrippxyfen, Prallethrin)	Harmonix (Pyrethrins) Bayer	RoundUp Custom (GLYPHOSATE, ISOPROPYLAMINE SALT)
PT 565 (Pyrethrin) Whitmire	Mole Patrol (Warfarin) Wilco	
Perme-Dust PT240 (Boric Acid) Whitmire	Rodent Bait Oats (Chlorphacinone) King County	Rozol Pocket Gopher Bait (Chlorophacinone-Liphadione)
Pro Control Fogger Plus (Pyrethrins/Cyfluthrin) Whitmire	ZP Tracking Powder (Zinc Phosphide) Bell Labs	Safari 20 SG (Dinotefuran)
Suspend SC (Deltamethrin) Aventis	ZP Zinc Phosphide) Bell Labs	SFM-75 (Sulfometuron Methyl)
Alpine Pressurized Fly Bait (Dinotefuran)	Headway G (Azoxystrobin)	Shatter (Hexaflumuron)
Altrset (Chlorantraniliprole)	Heritage (Azoxystrobin)	Siege PBS (Hydrmethylnon)
Altosid Brisquets (S-Methoprene)	Hot Foot Gel (Polybutene)	Sledgehammer (Halosulfuron-methyl)
Arbor OTC (Oxytetracycline Hydorchloride)	IMA-Jet (Imidacloprid)	Sluggo (Iron Phosphate)
Archer (Pyriproxyfen)	Imped Rods (Anhydrous Disodium Octaborate)	Sluggo Leaf Life (Iron Phosphate)
Arena 0.25G (Clothianidin)	Invade Bio Foam (Ethyl Alcohol)	Snapshot (Trifluraline, isoxaben & isomers)
Arilon (Indoxacarb)	Invade Bio Cleaner (Citrus Oil)	SpeedZone Southern (Carfentrazone-ethyl, 2-4-D, 2-ethylhexyl ester, MCPP, Dicamba)
Avert Gel (2)(3) (Abamectin) Whitmire	Invite Fruit Fly Trap (Pheromone)	Steri-Fab (Isopropanol)
Avert 310 (Abamectin) Whitmire	Invite Multi Lure Oil (Grain Oil & Synthetic Pheromone)	Sureguard (Flumioxazin)
Avert Dry Flowable Cockroach Bait Formula 1 (Abamectin B1)	Kaput (Warfarin) Scimetrics	Suspend SC (Deltamethrin) Aventis

Resident Initials:

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Avitrol Whole Corn (4-Aminopyridine)	Kaput D (Diphacinone)	Rozol Pocket Gopher Bait (Chlorophacinone-Liphadione)
Aza-Sol (Azadirachtin)	Landmark XP (Sulfometuron methyl+Chlorsulfuron)	Safari 20 SG (Dinotefuran)
Azatrol (Azadirachtin)	Larva Lur (Propoxur)	SFM-75 (Sulfometuron Methyl)
Bandit (Imidacloprid)	Lesco Hort Oil (Mineral Oil)	Suspend Polyzone (Deltamethrin) Bayer
Banner Maxx II (Propiconazole)	Lesco Three-Way (2,4-D, MECOPROP-p and DICAMBA)	Talon-G Rodent Bait Pac (Brodifacoum Technical)
Bedlam (3-Phenoxbenzyl)	Liqua-Tox II (Sodium Salt of Diphacinone)	Talpirid (Bromethalin)
Bora-Care (Disodium Octaborate Tetrahydrate)	Maintain CF 125 (Methyl Ester Chloreflurenol, Flurecol-Methyl 1-2, 7-Dichloro-9-Hydroxyfluorene-9-Carboxylate)	Talstar EZ Granular (Bifenthrin) FMC
Borid (Boric Acid) Cline Buckner	Maxforce FC Ant Gel (Fipronil) Maxforce	Talstar Liquid (Bifenthrin) FMC
BP 100 or BP 300 (Pyrethrins) Whitmire	Maxforce FC Roach Gel (Fipronil) Maxforce	Taurus SC (Fipronil)
BTI Briquets (Bacillus Thuringiesis)	Maxforce Fly Spot Bait & Granular Bait (Imidacloprid)	Tempo Dust (Cyfluthrin) Bayer
Capstone (Aminopyralid, Triclopyr)	Maxforce Granules (Hydramethylnon) Maxforce	Tempo SC Ultra (Beta-Cyfluthrin)
Card-O-Vap 8 (Dichlorvos, DDVP)	Maxforce Impact (Clothianidin)	Temprid SC Insecticide (Imidacloprid/beta-Cyfluthrin) Bayer
CB 80 extra (Pyrethins) Waterbury	Maxforce Quantum (Imidacloprid)	Terad3 Ag Blox & Pellets (Cholecalciferol)
CB D Foam Aerosol (Deltamethrin)	Merit 75 WSP (Imidacloprid)	Termidor Dry & Termidor Foam & Permidor SC & Termidor HE (Fipronil)
Chase Granular Mole Gopher Repellant (Castor Oil USP, Sodium Lauryl Sulfate)	Microcare 3% CS (Pyrethrins, Piperonyl Butoxide, Technical)	Tengard & Tengard SFR (Permethrin)
Chloropricrin	Microcare (Pyrethrins) Whitmire	Terro Ant Liquid Bait (Sodium Tetraborate Decahydrate)
Clean Air Purge III (Pyrenthrins, Piperonyl Butoxide, Technical)	Milestone Spaeciality (Aminopyralid)	Timbor (Disodium Octaborate Tetrahydrate)
CimeXa (Amorphous Silica Gel)	Mole Patrol (Warfarin) Wilco	Transport GHP (Bifenthrin Acetamipred)
Cimi Shield - Soybean Oil	Mother Earth (Diatomaceous Earth) Whitmere	TREE-age (Emamectin Benzoate)

California law also requires persons exposed to substances (regulated under the Safe Drinking and Toxic Enforcement Act of 1986, commonly referred to as “Proposition 65”, to be provided a clear and reasonable warning, as some of the pesticides listed above are chemicals regulated under Proposition 65. You are advised as follows:
WARNING: The area within the interior or exterior of the Premises may contain a substance known to the State of California to cause cancer, birth defects, or other reproductive harm.
Resident acknowledges having read the above disclosures and pesticide list and understands that any of the pesticides listed may have been used at, on or within the Premises in the past and may also be used at, on or within the Premises in the future.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - Canada Vista Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
BED BUG ADDENDUM

THIS AGREEMENT is entered in on 11/10/2026, by and between Prodesse Property Group, "Management," and Test - Canada Vista "Resident". This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 2 Olive Court, B-301, Redwood City, CA 94061

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

It is the goal of Management to maintain the highest quality living environment for all Residents. Management has inspected the Premises prior to occupancy by Resident and knows of no bed bug infestation. Resident has an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bed bugs, minimizing an infestation, and limiting its spread. It is important to underscore that travelers are mainly responsible for the transfer of bed bugs.

Information about bed bugs, pursuant to AB 551:

Bed Bug Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about ¼ of an inch in length. Their color can vary from red and brown to copper color. When a bed bug feeds its body swells, may lengthen and becomes bright red, sometime 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, 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 marks, especially on legs, arms and on the 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.

For more information, see the Internet Websites of the U.S. Environmental Protection Agency and the National Pest Management Association.

http://www2.epa.gov/bedbugs

http://www.pestworld.org/all-things-bed-bugs/

By initialing as provided, Resident represents that all furnishings and other personal property that will be moved into the Premises are free of bed bugs.

Resident Initials:

Guarantor Initials _____

Resident agrees to maintain the Premises in a manner that prevents the occurrence of a bed bug infestation in the premises. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. Resident shall check for hitch-hiking bed bugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs *before* you enter the Premises. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation. After guests visit, inspect beds, bedding, and upholstered furniture.
2. Resident shall remove clutter. Bed bugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry, especially under the bed and in closets. Reducing clutter also makes it easier to carry out housekeeping.

Resident Initials:

Guarantor Initials _____

3. Resident shall keep the Premises clean. Vacuum and dust regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bed bugs, and report these immediately.
4. Resident shall arrange furniture to minimize bed bug hiding places. If possible, keep beds and upholstered furniture several inches away from the walls. Bed bugs can jump as far as three inches.
5. Resident shall cover mattresses and box springs with zippered covers that are impermeable to bed bugs. These are relatively inexpensive, and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer.
6. Resident shall avoid using appliances, electronics and furnishings that have not been thoroughly inspected for the presence of bed bugs. Make sure that the electronics, appliance, or furniture company has established procedures for the inspection and identification of bed bugs or other pests. This process should include inspection of trucks used to transport appliances, electronics, or furniture. Never accept an item that shows signs of bed bugs. Never take discarded items from the curbside.
7. Resident shall report any problems immediately. Specifically, Resident shall:
   1. Report any signs of bed bugs immediately. Do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from the Premises to adjacent property.
   2. Report any maintenance needs immediately. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.
8. Resident shall cooperate with pest control efforts. If the Premises (or neighboring property) is infested with bed bugs, a pest management professional may be called in to apply pesticides. The treatment is more likely to be effective if the Premises is properly prepared. Resident will be given written instructions from the pest management professional and agrees to comply with their recommendations and all preparations necessary for treatment.

Resident agrees to reimburse Management for all bed bug related expenses including but not limited to attorney's fees and pest management fees that Management may incur as a result of an infestation of bed bugs in the Premises.

Resident agrees to indemnify and hold Management harmless from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that Management may sustain or incur as a result of the negligence of Resident or any guest or other person living in, occupying, or using the Premises.
It is acknowledged that Management shall not be liable for any loss of Resident's personal property as a result of an infestation of bed bugs. Resident further agrees that Resident's sole remedy to cover such losses shall be from personal property insurance purchased and maintained by Resident.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - Canada Vista Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
INSURANCE ADDENDUM

THIS AGREEMENT is entered into on 11/10/2026, by and between Prodesse Property Group, “Management,” and Test - Canada Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 2 Olive Court, B-301, Redwood City, CA 94061 “Premises”, located in **Canada Vista** “Property”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. Resident understands that the property and liability insurance policies carried by Management and the owner of the Premises may not protect Resident, Resident’s guests or any other occupants against loss or damage to personal property or belongings, or cover Resident’s liability for loss or damage caused by Resident’s actions, or those of Resident’s guests or any other occupants of the Premises. Resident understands that by not maintaining a Renter’s Insurance or Liability Insurance policy, Resident may be liable to Management, the owner of the Premises and others for loss or damage caused by Resident’s actions or those of any occupant or guest of Resident in the Premises.

2. Resident agrees to purchase and maintain, at Resident’s sole cost and expense, during the term of the Rental Agreement and any subsequent renewal periods, a standard type of Renter’s Insurance policy or Tenant Liability Insurance policy issued by a licensed company of Resident’s selection which provides limits of liability and fire coverage in an amount no less than $100,000 on a per occurrence basis, which policy shall name Management and as an interested party and contain an endorsement requiring the insurer to give Management at least 30 days’ written notice of any cancellation or expiration of the insurance policy “Required Insurance”. Resident may obtain the Required Insurance coverage from any qualified insurance agent or insurance company of Resident’s choice.

3. Tenant Liability Insurance does not protect Resident against loss or damage to Resident’s personal belongings – only a Renter’s Insurance policy provides this protection. Tenant liability and fire insurance can provide Resident added financial security in the event of a fire or other event so that savings and future earnings of Resident will be protected up to the amount of coverage Resident elects to purchase. In addition, the selected policy may provide coverage for Resident’s representation and defense in the event of a loss. Resident may, at Resident’s option and sole discretion, elect to purchase a policy that provides additional coverage to cover any personal possessions of Resident in an amount that Resident determines is sufficient to protect Resident from losses to Resident’s personal property.

4. Resident agrees to request, at Resident’s sole expense, a certificate of insurance from Resident’s selected insurance carrier that lists and Prodesse Property Group, 655 Mariners Island Boulevard, Suite 301, San Mateo, CA 94404 as “interested party” on Resident’s policy.

5. Resident agrees to provide written proof of insurance coverage to Management prior to taking possession of the Premises and prior to either the renewal of Resident’s Rental Agreement term or prior to the expiration of insurance which Resident has placed to satisfy the terms of this Insurance Addendum. Resident agrees to renew and keep the appropriate level of insurance in place during the entire term of Resident’s tenancy at the Premises. Resident further agrees that no lapse in coverage will occur and that Resident will renew or replace Resident’s coverage prior to expiration.

6. If Resident does not maintain Required Insurance or if proof of Required Insurance, acceptable to Management in its reasonable discretion, is not provided to Management prior to occupancy of the Premises by Resident, or prior to any cancellation or expiration of such policy, then Resident is in breach of the Rental Agreement and Resident hereby agrees that in order to avoid such a breach, Management shall have the right, but not the obligation, to purchase replacement coverage and to charge Resident a fee to cover the expense for such insurance. The insurance requirement of this Rental Agreement may then be satisfied by Management, who may schedule the Resident’s unit for coverage under the Management Placed Tenant Liability Insurance policy “MPTLI”. The coverage provided under the MPTLI will include Required Insurance coverage listed above. An amount equal to the total cost to Management of adding Resident’s unit to the MPTLI shall be charged back to Resident by Management, or Management’s authorized representative. Some important points of this coverage, which Resident should understand are:

   A) Management is the Named Insured under the MPTLI. Resident is an interested party under the tenant liability component of the MPTLI policy for liability arising from on-premises Bodily Injury and Property Damage up to the Limits of Liability appearing above.

Resident Initials:

_____

B) MPTLI coverage is not personal liability insurance or Renter's Insurance. Management makes no warranty or representation that MPTLI covers the Resident's personal property (contents) or additional living expenses. Although coverage may be similar to a personal liability insurance policy or the liability portion of a Renter's Insurance Policy, the MPTLI may not protect Resident as if Resident had purchased personal liability or Renter's Insurance from an insurance agent or insurance company of Resident's choice. Certain restrictions apply.

C) Coverage only applies to liability arising on the Premises. Resident is not insured away from the Premises.

D) Coverage under the MPTLI policy may be more expensive than the cost of Required Insurance available to Resident. At any time, Resident may contact an agent of their choice for personal liability or Renter's Insurance options to satisfy the Required Insurance under the Rental Agreement.

E) Licensed insurance agents may receive a commission on the LTPLI policy.

F) The fee to cover the expense of this coverage shall be Ten Dollars ($10.00) per month. Management retains the right to charge Resident One Dollar ($1.00) per month for administrative costs, which is included in the above amount; the balance of the payment is insurance premium. Resident agrees that the fee shall be due and payable as additional rent immediately upon placement of coverage under the MPTLI policy and in all subsequent months, the fee shall be due and payable on the first day of each calendar month. All terms and conditions regarding late payment and non-sufficient funds, as outlined in the Rental Agreement, shall apply to Resident's MPTLI policy fees payable by Resident to Management.

G) Subject to the terms of the policy, MPTLI will extend legal defense to Resident in the event of actual or alleged liability for bodily injury or property damage not otherwise excluded by the MPTLI policy. MPTLI is designed to fulfill the insurance requirement of the Rental Agreement.

H) Coverage under the MPTLI policy is not mandatory as Resident may purchase Required Insurance from an insurance agent or insurance company of Resident's choice at any time and coverage under the MPTLI policy will be immediately terminated once Resident has provided Management with written proof of Required Insurance. Once acceptable proof of insurance has been provided to Management, monthly billings to Resident for insurance coverage under the MPTLI plan will cease, until and unless Resident's coverage lapses prior to Resident terminating the Rental Agreement and vacating the Premises. No prorated or partial refunds for the MPTLI coverage will be given.

7. Election of insurance coverage or damage waiver. Resident agrees to the following with respect to Resident's obligations to provide Required Insurance (Initial one):

[ ] Resident hereby agrees to purchase Required Insurance through ResidentShield (www.ResidentShield.com). If Resident has questions regarding ResidentShield, Resident shall call 1-800-566-1186 or visit www.ResidentShield.com. Employees of Management are not licensed agents. Please note: the ResidentShield plan is not owned or operated by Management and Management makes no guarantees, representations, or promises concerning the insurance or services provided by ResidentShield. Resident is under no obligation to purchase Required Insurance through ResidentShield.com.

[X] Resident hereby agrees to purchase Required Insurance from an insurance company of Resident's choice. If Resident elects to purchase Required Insurance from a company other than ResidentShield, Resident will provide Management with written proof of compliance with this Rental Agreement Addendum on or prior to the Rental Agreement commencement date, and any time such proof is requested by Management. Resident's insurance company will be required to name and Prodesse Property Group, 655 Mariners Island Boulevard, Suite 301, San Mateo, CA 94404 as "interested party" on Resident's policy whereby Management and will receive notices of pending cancelation or actual policy cancelation of Required Insurance selected by Resident.

Resident Initials:

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PRODESSE PROPERTY GROUP
INSURANCE ADDENDUM
(CONTINUED)

[ ] Resident hereby agrees to purchase Required Insurance by requesting that Management add the Premises to the Management Placed Tenant Liability Insurance policy "MPTLI". Employees of Management are not licensed agents. Please note: the MPTLI plan is not owned or operated by Management, and Management makes no guarantees, representations, or promises concerning the insurance or services provided by the MPTLI plan. Resident is under no obligation to purchase Required Insurance through the MPTLI plan.

Resident and Management hereby agree that subrogation is allowed by all parties and that this agreement supersedes any language contained in the Rental Agreement which may be in conflict with this paragraph.

8. All other terms and conditions of the Rental Agreement shall remain in full force and effect.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - Canada Vista Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
AFFORDABLE HOUSING ADDENDUM

THIS AGREEMENT is entered into on 11/10/2026 by and between Prodesse Property Group, “Management,” and Test - Canada Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 2 Olive Court, B-301, Redwood City, CA 94061 “Premises”, located in Canada Vista “Property”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

Affordable Housing Program. Resident understands and acknowledges that the Property is operated in accordance with Affordability Covenants and Restrictions ("Regulatory Agreement") between the Owner and The City of San Mateo ('the City"). The Property and the Rental Agreement are subject to various laws, rules and regulations governing the affordable housing component of the Property contained within the Regulatory Agreement (hereinafter referred to as the "Program" and each unit subject to the Program a "Program Unit"). Resident understands and agrees that this Addendum and/or the Rental Agreement may be amended at any time upon thirty (30) days' notice as necessary to ensure compliance with all laws, rules, regulations, and agreements governing the Program and/or the Property.

Annual Income and Household Size Certification. Management will verify income and household size of all households in Program Units on an annual basis and understands that they must income-qualify for the Program each year. Resident agrees that the verification of family income and household size shall be deemed substantial and material obligations of the Rental Agreement. Resident further agrees to cooperate fully in the certification and recertification process including timely providing to Management or its designee, the City, or any Administrator appointed by the City under the Regulatory Agreement all necessary information regarding household income and household composition as well as signing all necessary verifications, authorizations and other forms relating to the certification and recertification process. Failure to provide accurate information with respect to income or household size or the refusal to comply with the provisions of this Addendum shall be deemed a violation of a substantial obligation of the Rental Agreement.

Misstatements on Application or Certification Forms. Resident has completed an application and income certification and household composition forms in connection with securing the Rental Agreement. Resident represents that all information provided to Management and the City or its Designee is true, complete and correct to the best of Resident's knowledge. The City or its Designee has relied upon the statements set forth in those documents in deciding to rent the Premises to Resident and in determining Resident's eligibility for the Program. It is agreed that, should Management or the City or its Designee subsequently discover any misstatements or omissions of fact in the Resident's application or on any certification forms, any such misstatements or omissions shall be deemed a material and incurable breach of the Rental Agreement and will be cause for immediate termination of the Rental Agreement subject to the notice and process requirements of applicable law.

Program Eligibility Certification. If Resident is occupying a Program Unit, Resident's eligibility for housing under the Program must be certified each year and confirming their income falls within Program Limits, which are updated each year pursuant to the County of San Mateo Area Median Income. Resident agrees to fully cooperate in the recertification process, including, without limitation, by timely providing to Management all necessary information regarding household income and household composition as well as signing all necessary verifications, authorizations and other forms relating to the recertification process. Failure to provide accurate and timely information required for recertification will constitute a material breach of the Rental Agreement and may lead to the termination of the tenancy.

Increase in Household Income. If upon annual certification, the gross household income exceeds the applicable income limit under the Regulatory Agreement, the Program Unit may cease to qualify pursuant to the Program and Resident's rent may be subject to increase to the current market rate subject to the notice required by applicable law or their tenancy may be terminated as the household no longer qualifies.

Change in Occupants. Resident understands and agrees that additional occupants will be allowed and/or disallowed in accordance with income guidelines per the Regulatory Agreement, Management's occupancy standards and applicable laws. Before any change in occupancy occurs, Resident must receive written permission from Management. Changes in occupancy may result in overqualification for the Program.

Resident Initials: _____

Disclosure of Information Provided. Resident understands information provided by Resident to Management may be subject to inspection by Management, its designees, the City, any Administrator appointed by the City under the Regulatory Agreement, or certain government agencies or their agents who may have oversight over the Program, the Property, Management, or Owner's application for any exemption from property taxes**.** The collection and disclosure of information is subject to the Privacy Policy on the college website:

Canada Vista: https://www.canadavistasmcccd.com/privacy-policy/

College Vista: https://www.collegevistasmcccd.com/privacy-policy/

College Ridge: https://www.collegeridgesmcccd.com/privacy-policy/

By signing this Addendum, Resident agrees to this collection and disclosure of personal information in confirming compliance with the Program.

Nondiscrimination. The lessor herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through him, and this Rental Agreement is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, sexual orientation, marital status, family status (minor children or no minor children), national origin, ancestry, or disability in the Rental Agreement, sub Rental Agreement, transfer, use, occupancy, tenure or enjoyment of the land herein leased nor shall the lessor, or any person claiming under or through lessor, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein leased.

No Third-Party Beneficiary. Resident is not a party to the Regulatory Agreement between the Owner and the City, nor is Resident entitled to claim any right or benefit under the Regulatory Agreement, including the status of a third-party beneficiary under the Regulatory Agreement. Nothing in the Regulatory Agreement, express or implied, is intended to confer any rights or remedies, on any persons other than the parties to it and their respective and permitted successors and assigns.

Subordination. In addition to any subordination clause contained in the Rental Agreement, the Rental Agreement is also subordinate to the Regulatory Agreement. The Agreement is hereby incorporated into this Addendum and the Rental Agreement and made part thereof. Resident agrees to abide by the Agreement in all respects. Any failure to comply with the Agreement shall be deemed a breach of the Rental Agreement.

The undersigned certifies that they have read and understood the above provisions of this Addendum and agree(s) to abide by its terms.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____

Test - Canada Vista Date

Prodesse Property Group Date

PRODESSE PROPERTY GROUP
ACTIVITIES PARTICIPATION AND RECREATIONAL FACILITY USE AGREEMENT WAIVER OF RIGHTS AND GENERAL RELEASE

THIS AGREEMENT is entered into on 11/10/2026 by and between Prodesse Property Group, “Management,” and Test - Canada Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 2 Olive Court, B-301, Redwood City, CA 94061 “Premises”, located in Canada Vista “Property”.

Together Resident and Management are referred to herein as the "Parties."

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

Activities and Recreational Facilities: From time-to-time Management offers its residents the opportunity to participate in a variety of activities, events, and services, such as socials, fitness classes, and other optional activities ("Activities"). Some of the Activities are sponsored by Management and some are sponsored by outside instructors or other organizations. In addition, lawful residents of the Property, and sometimes their guests, may have access to various recreational facilities available at the Property, which may (or may not) include, a fitness center, pool, spa, sauna, business center, billiard room, or similar amenities (hereinafter referred to collectively as "Recreational Facilities ').

Participation and Use: In order to participate in Activities and use the Recreational Facilities at the Property, each Resident, and their guests where allowed, must acknowledge and agree to the following terms governing participation and use. Therefore, for good and valuable consideration, including, but not limited to the opportunity to participate in Activities and use the Recreational Facilities, each of the undersigned Residents hereby acknowledge and agree to the following.

Rules: Resident agrees to abide by all of the rules and regulations, and ensure that their Guests abide by the same, which may be adopted from time to time by Management to promote the safe and healthy enjoyment of the Recreational Facilities and participation in the Activities ("Rules"). Applicable Rules may be set forth in the Community Policies and House Rules, posted at the Recreational Facilities or otherwise conveyed to Resident verbally or in writing by Management by and through its employees or agents Resident understands and agrees that Resident may be asked to leave and subsequently be prohibited from using the Recreational Facilities or participating in Activities if Resident does not follow all of the Rules implemented by Management, behaves inappropriately, acts disruptively, or violates applicable laws. Any Resident asked to leave a Facility or Activity for violation of this Paragraph shall not be deemed a reduction in housing service for any resident of the Property and shall not be grounds for a reduction in rent.

Responsibility For Household Members and Guests: Signatories to this Agreement are responsible for the conduct and safety of all household members, including children, and all guests of the Household. All household members and guests must comply with the Rules and any failure to do so is a breach of both this Agreement and the Rental Agreement.

Changes In Activities and Recreational Facilities: There is no set schedule of Activities and Management may decide to discontinue Activities at any time without notice. Similarly, Management may change, expand, remove or add Recreational Facilities at any time in its sole discretion.

Certification: By using any of the Recreational Facilities, Resident certifies that Resident is in good physical health and legally and physically able to participate in physical activities and use the equipment at the Recreational Facilities.

Voluntary Participation: Participation in Activities and use of Recreational Facilities is purely voluntarily and at the Resident's own risk. Prior to participating in any Activity or using any Recreational Facility, Resident agrees to fully ascertain, appreciate and understand the risks and assume same.

Resident Initials:

_____

Assumption of Risk: Resident understands and acknowledges that accidents sometimes occur during the use of the Recreational Facilities or participation in Activities taking place on, in and around the Recreational Facilities, whether resulting from Resident's exercise activities, participation or as a bystander and that some medical conditions may be exacerbated or aggravated, and that Residents occasionally sustain mortal or serious personal injuries and/or property damage as a consequence of participating in the Activities or using the Recreational Facilities. Resident further understands and acknowledges that Resident's use of the Recreational Facilities or participation in the Activities could result in loss of or damage to Resident's property, illness, serious injury to Resident's body or to others, and/or Resident's death. Resident has been informed of the risks.

Understanding and acknowledging all possible risks, Resident hereby knowingly, voluntarily and willingly assumes all risks and dangers associated with Resident's use of the Recreational Facilities and participation in the Activities up to and including personal injury or death.

Waiver and Release: In consideration of being allowed to use the Recreational Facilities and participate in the Activities, and having assumed all risks of same, Resident hereby expressly releases, waives, covenants not to sue the Owner of the Property, its Management Company, each of their affiliates and subsidiaries and each and every officer, agent, and employee of each of the foregoing entities (collectively, the "Released Parties") from all claims, causes of action, or demands of every kind which Resident may have in the future or that any person claiming through Resident may have in the future against any of the Released Parties by reason of any injury to person or property, or death, directly or indirectly resulting from, or in connection with, Resident's use of the Recreational Facilities or participation in the Activities

Indemnity: Resident agrees to indemnify, defend and hold harmless each and every one of the Released Parties for any liability of any kind whatsoever arising from Resident's negligent acts or omissions during use of the Recreational Facilities and participation in the Activities, as well as for any loss, damage, injury, or any negligent act or omission of their Guests while using any Recreational Facilities or Participating in any Activities, except for claims arising out the gross negligence or willful misconduct of one of the Released Parties in failing to correct a dangerous situation at or in the Recreational Facilities after receiving notice of same.

Guests: If Resident is not a lawful resident of the Property, Resident must be accompanied by a lawful resident at all times. Residents are responsible for all behavior of their guests using the Recreational Facilities or participating in the Activities. Resident further acknowledges and agrees that some Recreational Facilities and Activities may not be open to guests of residents. Management may require all guests to be registered with Management prior to their using any Recreational Facilities or participating in any Activities even if accompanied by a resident. Guests of lawful residents must execute this Agreement prior to using any Recreational Facilities or participating in any Activities.

Severability: If any provision of this Agreement is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Agreement.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____

Test - Canada Vista Date

Prodesse Property Group Date

PRODESSE PROPERTY GROUP
GENERAL INFORMATION AND ADDITIONAL HOUSE RULES

THIS AGREEMENT is entered into on 11/10/2026 by and between Prodesse Property Group, “Management,” and Test - Canada Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 2 Olive Court, B-301, Redwood City, CA 94061 “Premises” located in Canada Vista “Property”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. Patio, Balcony, and Deck Regulations

Motorized vehicles, bicycles, appliances, gym equipment, boxes, recycling, and all other miscellaneous storage items are strictly prohibited on patios and balconies. Towels, laundry, clothing, or other personal property may not be draped or hung from windows, patios, or balconies, nor placed in areas visible from the street or common areas. Sunscreens, outdoor shades, or similar installations must be approved in writing in advance by Management.

2. Plant and Railing Restrictions

Plants, decorations, or other objects are not permitted on railings or ledges. Hanging plants are strictly prohibited. No plants are permitted on stairways or any other common area walkways. A maximum of two plants are allowed on decks. Each plant pot must not exceed 15 inches in diameter at the top. All plants must be kept healthy and well-maintained. They must be placed safely so they cannot fall and cause injury. Both permitted deck plants must be kept in a saucer to catch water and must be elevated a minimum of one inch off the deck floor to prevent trapped moisture.

3. Maintenance and Safety Restrictions

Resident agrees to inspect the water heater closet on a monthly basis and must report any leaking water heater immediately to Management. No personal items or storage are permitted inside the water heater closet. Resident shall not keep any items on top of, or within twelve inches of, the air-conditioning units. Inflatable jumpers, bounce houses, and bouncers are strictly prohibited anywhere on the Property.

4. Move-Out Notice and Key Return

Resident must give Management a minimum of thirty (30) days written notice prior to vacating the Premises. Responsibility for rent continues through the expiration of the notice period. Tenancy is not legally terminated, and Resident remains liable, until all keys are surrendered to Management.

5. Financial Disclosures

Resident is aware that the Internal Revenue Service may determine the Premises has been rented at a bargain price. The difference between the actual rent paid and the fair market rental value may be treated by the IRS as additional taxable income to the Resident.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____

Test - Canada Vista Date

_____ _____

Prodesse Property Group Date

PRODESSE PROPERTY GROUP
HOUSING ELIGIBILITY ADDENDUM

THIS AGREEMENT is entered into on 11/10/2026 by and between Prodesse Property Group, “Management,” and Test - Canada Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 2 Olive Court, B-301, Redwood City, CA 94061 “Premises”, located in Canada Vista “Property”

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. The Property is owned and operated by the San Mateo County Community College District ("SMCCCD") for the purpose of providing housing to SMCCCD faculty and staff as permitted under California Health & Safety Code sections 53570, et seq. Housing at the Property is limited to current Faculty and Staff of SMCCCD for a period of time defined by the San Mateo County Colleges Educational Housing Corporation ("SMCCEHC").

2. "'Faculty" for the purposes of this Addendum shall mean individuals who meet academic discipline minimum qualifications and are employed or who have an offer to begin employment with SMCCCD.

3. "Staff' for the purposes of this Addendum shall mean individuals employed by SMCCCD who are not Faculty, and who are not in the following salary schedule/grades:

Salary Schedule	Grades
10 Executive	CL, EC
20 Management	AA, AB, AC, AD, AE
35 Academic-Classified Exempt Supervisory	197E, 200E

4. To qualify for the Property and remain in the Premises, Resident must meet the qualifications under the Eligibility Guidelines established by the SMCCEHC (the "Guidelines," attached to the Addendum as Exhibit A), which Guidelines may be amended from time to time on thirty (30) days written notice to Resident.

5. Resident understands that this Rental Agreement is conditioned on the fact that the Resident is a faculty member or regular staff member of the San Mateo County Community College District and meets the qualifications under the Housing Guidelines.

6. If for any reason the Resident is no longer Faculty or Staff of the SMCCCD, or becomes otherwise ineligible under the Guidelines, the Resident shall notify Management immediately and agrees to vacate within ninety (90) days of the notification, “the Transition Period". During the Transition Period, Resident shall pay rent directly to Management. Failure to notify Management of ineligibility in a timely manner will be considered a material breach of the Rental Agreement.

7. If Resident fails to vacate at the end of the Transition Period triggered by Resident's ineligibility, Management will initiate eviction proceedings.

8. Resident acknowledges and agrees that SMCCCD has set a maximum occupancy period for the Property of Five (5) Years “Maximum Occupancy", as provided in the Guidelines. The SMCCEHC may increase the Maximum Occupancy on thirty (30) days written notice to Resident. Resident's right to occupy the Premises will expire on the Ineligibility Date. At that time the Resident agrees to vacate the Premises. If Resident remains after the Ineligibility Date, Management will begin eviction proceedings.

9. Management and Resident agree that Resident's ineligibility for the Property by either (a) Resident no longer being Faculty or Staff, or (b) Resident's occupancy beyond the Maximum Occupancy, shall be a material and incurable breach of the Rental Agreement, and shall be just cause to terminate Resident's tenancy if Property is covered by any "'just cause" eviction control or for purposes of the Section 8 Housing Choice Voucher program or similar programs that may require cause for termination.

10. If any provision of this Addendum or the Rental Agreement is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this addendum or the Rental Agreement. Except as specifically stated herein, all other terms and conditions of the Rental Agreement shall remain unchanged.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - Canada Vista Date

_____ _____
Prodesse Property Group Date

EXHIBIT A
Eligibility Guidelines for San Mateo County Community College District Employee Housing Program

The San Mateo County Community Colleges Educational Housing Corporation Board of Directors has set the following eligibility guidelines for the District's employee housing program.

Occupancy Term: Employees are eligible to live in District employee housing for up to FIVE (5) YEARS and are strongly encouraged to save the money from their reduced rent to apply toward a down payment to buy housing in the area or for future housing needs.

Loss of Eligibility: If a Resident voluntarily leaves District employment or is dismissed for cause or poor performance, the resident agrees to vacate the rental unit within ninety (90) days (the "transition period"). At the end of that time, the former employee will be required to vacate the unit.

If a Resident is laid off from his/her job or does not achieve tenure; if an adjunct faculty member loses all of his/her load or who is no longer teaching 60% of a full time load (or .52 FTE for science faculty) at the Colleges; or if an employee retires from his/her position, the former employee may be allowed to stay in the Premises at the established below market rate for a maximum of ninety (90) days.

First-time Home Buyer: Employees must meet the First Time Home Buyer definition, which, for the purposes of this program, are defined as persons:

1) who have never owned a home;

2) who have not owned a home in the past three (3) years and received less than $75,000 in equity when they sold their home;

3) who divorced or separated in the past three (3) years and vacated a primary residence and received less than $75,000 in equity from the sale;

4) who lost their home through a short sale or foreclosure and received less than $75,000 in equity from the sale; or

5) who own a home outside the Bay Area and are coming from out of the area to take a job in the District. "Outside Of the Bay Area" is defined to mean a 50 mile or more one-way commute to the job site. Employees in category 5 will be allowed to live in college housing for a maximum of eighteen (18) months at below market rates to allow them time to sell the home and resettle in the Bay Area.

If a Resident's status as a first-time homebuyer changes after assuming occupancy of a unit, resident must notify Management. Inaccurate, incomplete or false information about a Resident's status as a first-time homebuyer may result in loss of the Premises as well as other legal consequences.

PRODESSE PROPERTY GROUP
CANADA VISTA PARKING

THIS AGREEMENT is entered into on 11/10/2026 by and between Prodesse Property Group, “Management,” and Test - Canada Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 2 Olive Court, B-301, Redwood City, CA 94061 “Premises”, located in College Vista “Property”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. **PERMIT & VEHICLE ALLOCATION RULES**

- Permit Requirement: Only vehicles displaying a valid property-specific parking permit are authorized to park in common, unallocated, or open parking spaces.
- Household Limits: Parking availability is limited. Management reserves the right to restrict the number of vehicles parked on the Property by a particular household to the number of bedrooms in the Premises.
- Assigned Spaces: Resident is assigned parking space . Residents must park exclusively in their assigned garage, carport, or space, if provided. If an assigned space is allocated to a unit, those residents are restricted from using open or guest spaces.
- Move-Out & Replacement Fees: All parking permits and decals must be returned upon move-out. A $50.00 fee will be assessed for unreturned permits or replacement decals.

2. **GARAGE USE, STORAGE, & VEHICLE RESTRICTIONS**

- Primary Garage Use: Garages must be used strictly for operational vehicle parking. If you have a vehicle, you must park inside your garage.
- Storage Limitations: Storage kept within a garage is strictly limited to 15% of the total garage space. Residents must maintain enough clear space to park a standard-sized vehicle within the garage at all times.
- Motorcycles: Residents who own a motorcycle only must park it within their garage and abide by the 15% storage limit. Residents who own both a motorcycle and a standard-sized vehicle must fit both vehicles completely within their garage.
- Prohibited Vehicles: Campers, trailers, trucks, boats, ATVs, jet-skis, watercraft, and recreational vehicles (RVs) are prohibited on the Property without prior written authorization from Management. These items are considered storage and do not meet vehicle requirements.
- Hazardous Materials: Parking areas and garages are not to be used for general storage. Storing combustible, hazardous, explosive, toxic, or highly flammable materials (including accumulations of wastepaper, shavings, or empty boxes) is strictly prohibited.
- Maintenance & Car Washing: Automotive repairs, other than basic emergency repairs (such as changing a flat tire or installing a new battery), are not allowed. Any repair involving fluid changes is strictly prohibited. Vehicles left on jacks are forbidden. Car washing is prohibited on the Property or with Property utilities unless a designated washing bay is provided.

3. **OPERATIONAL VIOLATIONS & IMMEDIATE TOWING**

The following violations disrupt community safety or block emergency access. Vehicles found in violation are subject to immediate towing without prior warning or notice, at the vehicle owner's expense, under California Vehicle Code Section 22658:

- Fire Lanes & Red Curbs: Parking in designated red curb areas or fire lanes.
- Obstructions: Double-parking, blocking the passage of other cars, blocking pedestrian ramps, or obstructing trash dumpsters.
- Unauthorized Parking: Parking in an assigned stall, garage, or carport belonging to another resident without explicit, written Management authorization.
- Handicapped Spaces: Unauthorized parking in designated accessible spaces without legally required license plates or placards. Violators are also subject to severe police department fines.

4. **ABANDONED, INOPERABLE, & GUEST VEHICLES**

- Vehicle Condition: All vehicles parked on the property must be in operational condition at all times, with current DMV registration and visible license plates. Residents shall not store inoperable, dismantled, or oil-leaking vehicles.
- 48-Hour Abandonment Rule: Any vehicle left unattended, unmoved, or unregistered with management for more than 48 hours will be deemed abandoned. Management will tag the vehicle with a notice of intent to tow. If the owner does not contact the landlord or remedy the issue within 48 hours of tagging, the vehicle will be towed at the owner's expense. Landlord is not required to notify owners before towing occurs.
- Guest Parking: Visitors may park only in designated visitor parking spaces, if provided, or on public streets where permitted by law. Residents are fully responsible for the actions, vehicles, and violations of their guests, employees, or invitees.

V. **COMMUNITY DRIVING RULES & LIABILITY DISCLAIMER**

- Speed Limit: The maximum speed limit across the entire Property is 5 miles per hour.
- Driver Requirements: Any person driving or moving a vehicle on the premises must hold a current, valid driver's license.
- Pedestrian Pathways: No motorized vehicle will be operated on sidewalks, walkways, or pedestrian areas, except as required by a person with a disability.
- Exterior Storage: Storage of motorized vehicles in backyards, inside residential units, or on patios/balconies is strictly prohibited.
- Nuisance Driving: Racing, gunning motors, squealing tires, and playing loud music or radios inside vehicles are not allowed.
- Liability Disclaimer: Management is not responsible for any damage, theft, vandalism, or loss that occurs to any vehicle or its contents on the grounds. All parking is at the driver's own risk.
- Lease Enforcement: Parking violations may result in fines, the loss of parking privileges, vehicle towing, or lease eviction at the Landlord's discretion.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - Canada Vista Date

_____ _____
Prodesse Property Group Date







Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

March 2021

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right,* to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

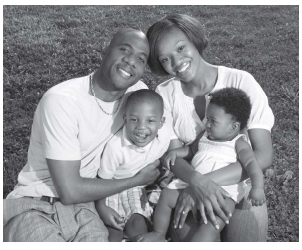
Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

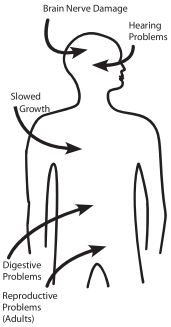
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm^2), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot (µg/ft^2) and higher for floors, including carpeted floors
- 100 µg/ft^2 and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples



- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.



- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead–safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot (µg/ft^2) for floors, including carpeted floors
- 100 µg/ft^2 for interior windows sills
- 400 µg/ft^2 for window troughs

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:



- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*

RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/safewater and hud.gov/lead, or call **1-800-424-LEAD (5323).**

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/lead for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies
Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/safewater, or contact the National Lead Information Center at **1-800-424-LEAD.**

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
March 2021

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

MULTI-FAMILY/APARTMENT AND CONDOMINIUM SERVICE GUIDE

FOR RESIDENTS OF: Belmont, Burlingame, East Palo Alto, Foster City, Menlo Park, Redwood City, San Carlos, San Mateo, Parts of Unincorporated San Mateo County, and West Bay Sanitary District



Rethink waste
South Bayside Waste Management Authority
A Public Agency

Recology
San Mateo County
WASTE ZERO

Download the Recology Mobile App for a convenient way to check service days & access WhatBin.com

Para obtener información en español, visite: Recology.com

有關中文信息，請訪問：Recology.com

RECYCLE

Put recyclable items loose (NOT in plastic bags) in the blue container EXCEPT for shredded paper—place that in a paper bag labeled "shredded paper."

Glass Bottles & Jars



Plastic Containers #1-7



Metals



Clean Paper Products





Recycling "Buddy Bags"

Store recyclables in these reusable bags until you're ready to empty them into the centralized **BLUE RECYCLE CONTAINERS**. Need a Buddy Bag? Contact your Property Manager to arrange for a free delivery from Recology.

PLEASE NO PLASTIC PACKAGING OR FLIMSY PLASTICS!



COMPOST

Put food scraps, food & beverage soiled paper, and yard/landscape materials in the green container. NO glass and plastics (including Bioplastics).

Food Scraps



Yard Trimmings



Food & Beverage Soiled Paper



Kitchen Pail



For complexes with compost collection, residents are provided kitchen pails at no charge. Simply use the pail for food scraps and food soiled paper, then empty the contents into the centralized **GREEN COMPOST CONTAINER**. Certified BPI compostable bags are acceptable.

WHAT IF YOUR COMPLEX DOESN'T HAVE A COMPOST PROGRAM?

The above materials go into the landfill container. If you're interested in starting a compost program, speak with your Property Manager to get in touch with Recology to set up service.



LANDFILL

Put non-recyclable and non-toxic items in the black container.

Snack Wrappers, Chip Bags, Juice/Soup Boxes



Foam Packaging & Bubble Wrap



Diapers, Pet Waste



Plastic Bags, Film, Cutlery, Straws, Black Plastic



Broken Ceramics, Mirrors, Toys



BAG YOUR WASTE & KEEP CONTAINER LIDS CLOSED!

Please remember to bag your waste and keep lids closed. This will help prevent unwanted birds or critters from getting into your garbage, and reduce the chance of littering the street.

Need more help deciding which items go into what bin? Get answers at: WHATBIN.COM



OTHER SERVICE INFORMATION

BULKY ITEM COLLECTION

Two FREE Bulky Item Collections (BIC) are provided per calendar year to multi-family complexes (**not per individual unit**) from **Feb. 1 through Dec. 31.**

BICs **must be scheduled by the Property Manager**, who will coordinate with Recology to schedule collection dates.

BIC PROGRAM MATERIALS:

- **Accepted Items:** household waste, mattresses, furniture, electronic waste, and non-commercial sized appliances, such as refrigerators, freezers, washers, and dryers. *PLEASE NOTE: Electronic Waste and appliances need to be kept separate from regular household waste.*
- **Unaccepted Items:** hazardous waste, dirt, rock, and concrete.

MOVING OUT? WE CAN HELP!

If you are moving out and cannot wait for the standard Bulky Item Collection at your complex, below are some options:

- **Donate** items in good condition that you no longer need. Visit **RethinkWaste.org/ReduceWaste** to learn more.
- **Drop off** materials at the Shoreway Transfer Station or Public Recycling Center (read more below).
- **Individual bulky item pick-up can be scheduled for a fee.** Contact Recology at (650) 595-3900 for pricing and to schedule the pick-up.



ADDITIONAL FREE PROGRAMS



HOLIDAY TREES:

- Property Managers need to schedule tree collections with Recology on behalf of the entire complex.
- Holiday trees can be collected in centrally located piles, on-site compost containers, or in a debris box for no additional charge between Jan. 2 and Jan. 31.

USED HOUSEHOLD BATTERIES AND CELL PHONES:

Batteries and cell phones don't belong in any container!

- Recology has a Battery and Cell Phone Collection program for apartments and condos. Collection buckets can be placed in a common area such as a lobby, multi-use room, mail room, or clubhouse.
- Place used and unwanted batteries and cell phones in a clear, sealed zip-top bag before placing into the orange bucket.
- If your complex does not have an orange collection bucket, please contact your Property Manager to request a free bucket from Recology.



Para obtener información en español, visite: Recology.com | 有關中文信息，請訪問：Recology.com

HOLIDAY SCHEDULE

Collection services do not occur on Christmas Day and New Year's Day. Alternate collection days will occur for customers affected by these two holidays. **Recology provides regular collection services on ALL other holidays.**

COMMUNITY EVENTS

Recology provides **FREE Shred** (Document Destruction) **and Compost Giveaway** events at participating Member Agencies each year. Some Member Agencies also provide **FREE Electronics Recycling Events**. Visit **RethinkWaste.org/CommunityEvents** for a list of events.

SAN MATEO COUNTY OFFERS A FREE HAZARDOUS WASTE PROGRAM

Household Hazardous Waste (HHW) such as cleaners, pesticides, and propane tanks cannot be disposed of in any of your three carts or bins. San Mateo County's HHW Program helps residents responsibly dispose of their HHW for free. **Residents must schedule an appointment at smchealth.org/hhw or by calling (650) 363-4718.**



SHOREWAY ENVIRONMENTAL CENTER



SHOREWAY ENVIRONMENTAL CENTER IS LOCATED AT: 333 SHOREWAY ROAD, SAN CARLOS, CA 94070

The Shoreway Environmental Center is owned by RethinkWaste and operated by South Bay Recycling.

For questions about the Shoreway Environmental Center, contact South Bay Recycling at (650) 802-8355.

TRANSFER STATION:

Mon – Fri: 6 a.m. – 6 p.m. | Sat – Sun: 8 a.m. – 5 p.m.
Closed on Thanksgiving, Christmas, & New Year's Day.

The Transfer Station accepts the following from residents and commercial vehicles and are subject to charge:

- Garbage & Organics
- Construction & Demolition debris
- Appliances
- Up to 5 mattresses or box springs can be dropped off by residents at no charge
- Discounted rates for clean green waste & lumber

Full list of items and rates can be found at:
RethinkWaste.org/Rates



PUBLIC RECYCLING CENTER:

Mon – Sat: 8:30 a.m. – 4:00 p.m. | Sun: Closed
Closed on Thanksgiving, Christmas, & New Year's Day.

The Public Recycling Center accepts the following items free of charge:

- Household batteries & cell phones
- Cooking oil
- Used motor oil, oil filters, & antifreeze
- Electronics & fluorescent lights
- Paint (latex & oil-based)
- Sharps/Needles (must be in sealed container)

Full list of accepted items can be found at:
RethinkWaste.org/PRC

Learn more at
RethinkWaste.org/Shoreway

Rethink waste
South Bayside Waste Management Authority
A Public Agency

610 Elm Street, Suite 202
San Carlos, CA 94070
(650) 802-3500
RethinkWaste.org
info@rethinkwaste.org



COMPOST AT SHOREWAY

What you put in your compost container comes back to residents as FREE compost! Available in the Transfer Station for residents, schools, and community groups in our service area. More information is available at RethinkWaste.org/Compost.



SHOREWAY TOURS

RethinkWaste offers free tours of the Shoreway Environmental Center. More information on how to schedule a tour at RethinkWaste.org/Tours or contact RethinkWaste at (650) 802-3508 or email tours@rethinkwaste.org.

RethinkWaste is a joint powers authority of the following public agencies in San Mateo County:

- Belmont
- Burlingame
- East Palo Alto
- Foster City
- Hillsborough
- Menlo Park
- Redwood City
- San Carlos
- San Mateo
- Parts of Unincorporated San Mateo County
- West Bay Sanitary District

PRODESSE PROPERTY GROUP
PERSONAL MICRO MOBILITY DEVICE ADDENDUM

THIS AGREEMENT is entered into on 11/10/2026 by and between Prodesse Property Group, “Management,” and Test - Canada Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 2 Olive Court, B-301, Redwood City, CA 94061 “Premises”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

E-Bikes, electric scooters, electric hoverboards or other personal micro mobility devices, may not be stored or charged in the Premises, except as provided below.

As required by Civil Code 1940.41, “Personal Micro Mobility Device” means a device with both of the following characteristics:

1. It is powered by the physical exertion of the rider or an electric motor.
2. It is designed to transport one individual or one adult accompanied by up to three minors.

Resident may, as required by Civil Code 1940.41, store and recharge up to one personal micro mobility device per person occupying the Premises, if each personal micro mobility device meets one of the following criteria:

1. The device is not powered by an electric motor.
2. The device complies with the following safety standards:

   For e-bikes, UL 2849, the Standard for Electrical Systems for E-bikes, as recognized by the United States Consumer Product Safety Commission, or EN 15194, the European Standard for electrically powered assisted cycles (EPAC Bicycles).

   For e-scooters, UL 2272, the Standard for Electrical Systems for Personal E-Mobility Devices, as recognized by the United States Consumer Product Safety Commission, or EN 17128, the European Standard for personal light electric vehicles (PLEV).
3. The device is insured by Resident under an insurance policy covering storage of the device within the Premises. Charging the device in the Premises is prohibited if the device does not meet the safety standards in (2.) even if the device is insured by Resident as required by this subparagraph. Resident must provide proof of such insurance to Management on demand.

Repair or maintenance of batteries and motors of personal micro mobility devices is prohibited within the Premises. However, Resident may change a flat tire or adjust the brakes on personal micro mobility device within the Premises.

Guest charging or storage of guest personal micro mobility devices is prohibited.

Residents are required to store any personal micro mobility devices in compliance with the Office of State Fire Marshal Information Bulletin 23-003 regarding lithium-ion battery safety, issued April 3, 2023, or any updated guidance issued by the Office of the State Fire Marshal regarding lithium-ion battery safety, provided to Resident by Management. In addition, Resident is required to recharge and store any personal micro mobility device in compliance with all manufacturer’s instructions and safety guidelines.

Resident may not charge personal micro mobility device in the common area or run an extension cord from the indoors to outdoors to charge a device.

Management does not limit the rights and remedies available to disabled persons under federal or state law.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____

Test - Canada Vista Date

_____ _____

Prodesse Property Group Date

Issued: April 3, 2023

Lithium-Ion Battery Safety

BACKGROUND

Lithium-ion rechargeable batteries are commonly used in home electronics such as phones, laptop computers, tablets, e-scooters, and other devices requiring plug-in charging. These batteries are small and powerful, but when used incorrectly, they can overheat, catch fire, or explode. Fire agencies across California continue to respond to fires caused by lithium-ion batteries.

SAFETY TIPS

- Purchase and use devices that are listed by a qualified testing laboratory.
- Always follow the manufacturer's instructions.
- Only use the battery that is designed for the device.
- Put batteries in the device the right way.
- Only use the charging cord that came with the device.
- Do not charge a device under your pillow, on your bed, or on a couch.
- Do not keep charging the device or device battery after it is fully charged.
- Plug directly into a wall electrical outlet for charging.
- Keep batteries at room temperature and away from heat or direct sunlight. Do not charge them at temperatures below 32°F (0°C) or above 105°F (40°C).
- Store batteries away from anything that can catch fire.
- Do not charge a device while sleeping.
- Do not charge a device near your primary exit.

STOP USING THE DEVICE/BATTERY IF:

- You notice an odor
- There is a change in color or shape
- Too much heat
- Leaking or odd noises

If any of the above happens and you feel in danger, call 9-1-1. If safe, move the device away from anything that can catch fire.

BATTERY DISPOSAL

- Do not put lithium-ion batteries in the trash.
- Recycling is always the best option.
- Take them to a battery recycling location or contact your community for disposal instructions.
- Do not put discarded batteries in piles.

PRODESSE PROPERTY GROUP
OFFER OF POSITIVE RENTAL PAYMENT INFORMATION REPORTING ADDENDUM

THIS AGREEMENT is entered into on 11/10/2026 by and between Prodesse Property Group, “Management,” and Test - Canada Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 2 Olive Court, B-301, Redwood City, CA 94061 “Premises”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

Notice of Offer of Positive Rental Payment Information Reporting. Pursuant to California Civil Code Section 1954.07, Resident is hereby notified that Resident has the option of having the Resident’s positive rental payment information reported to at least one nationwide consumer reporting agency. “Positive rental payment information” is defined as information regarding a resident’s complete, timely payments of rent and does not include an instance in which a resident did not completely or timely make a rental payment. Pursuant to California Civil Code Section 1954.07(d), an Election of Positive Rental Payment Information Reporting form with further information regarding this offer and a signature block to sign to opt into positive rental payment information reporting is attached to this Addendum. If there is more than one (1) Resident listed above, each individual Resident must make their own written election using the attached Election of Positive Rental Payment Information Reporting form to have their positive rental payment information reported.

If you would like to opt in to the Positive Rental Payment Information Reporting, please sign and return the attached form. The sign-up process is online, so Residents may also sign-up directly with Management’s third-party provider, Rent Track, online at https://my.renttrack.com/register/tenant.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of the attached Election of Positive Rental Payment Information Reporting form.

ACCEPTED BY:

_____ _____
Test - Canada Vista Date

_____ _____
Prodesse Property Group Date

ELECTION POSITIVE RENTAL PAYMENT INFORMATION REPORTING

This Election of Positive Rental Payment Information Reporting form is for the undersigned Resident of the Premises located at 2 Olive Court, B-301, Redwood City, CA 94061.

Pursuant to California Civil Code Section 1954.07, Resident is hereby notified that Resident has the option of having the Resident's positive rental payment information reported to at least one nationwide consumer reporting agency. "Positive rental payment information" is defined as information regarding a Resident's complete, timely payments of rent and does not include an instance in which a resident did not completely or timely make a rental payment. Pursuant to California Civil Code Section 1954.07(d), Resident is hereby notified that:

1. It is your choice whether to have your positive rental payment information reported. It is optional and not required.
2. Your positive rental payment information will be reported to all three national credit bureaus: Equifax, Experian, and TransUnion.
3. Rent Track will be providing the positive rental reporting service on behalf of Management.
4. Residents choosing to have their positive rental payments reported will sign up directly with Rent Track. The monthly fee for positive rental payment reporting is $3.70 payable to Rent Track.
5. If you choose to have your positive rental payments reported, chose one of the following options:
    a. Sign below and return this form to your Community Manager via e-mail, 2592@yardi.scrub
    b. Sign below and send this form by U.S. Mail to: Prodesse Property Group, 655 Mariners Island Blvd., #301, San Mateo, CA 94404.
    c. Contact Rent Track directly and sign-up online at https://my.renttrack.com/register/tenant
6. You may opt into positive rental payment information reporting at any time following the initial offer by Management.
7. You may elect to stop positive rental payment information reporting at any time, but you will not be able to resume positive rental payments information reporting for at least six (6) months after the election to opt out.
8. You may elect to opt out of positive rental payment information reporting at any time by notifying Management in writing via e-mail and by notifying Rent Track at (866) 841-9090 or via e-mail at help@renttrack.com.

Resident's Acceptance of Offer of Positive Rental Payment Information Reporting:

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and understands that by signing and dating below the Resident is opting into positive rental payment information reporting.

_____ _____

Date Printed name of Resident

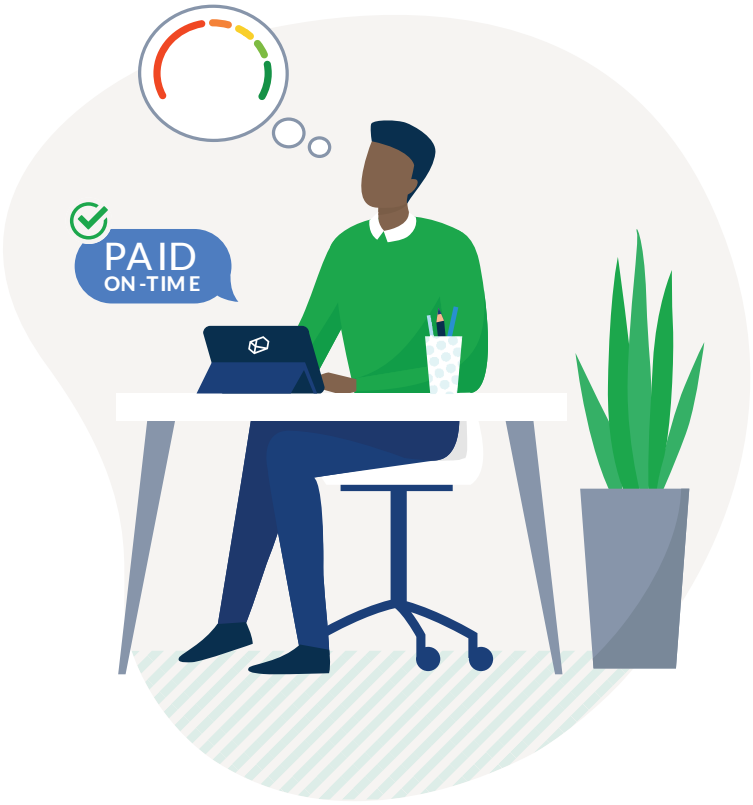
_____

Signature of Resident

RentTrack

It's time to get the credit you deserve!

Prodesse partners with RentTrack so you can finally get the credit you deserve for your rent payments each month.



Sign up today and start getting the credit you deserve!

- Get the credit you deserve for what is often your largest monthly expense
- Build credit without taking on debt
- Monthly subscription is $3.70 per month, to build or rebuild your credit!

Scan your property QR code to sign up today!



Rent Reporting to all three credit bureaus

With your RentTrack subscription, pay rent as you normally do and your payments will be reported to all three credit bureaus.

experian. EQUIFAX TransUnion

Or visit https://my.renttrack.com/register/tenant

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PRODESSE PROPERTY GROUP
RENTAL AGREEMENT

THIS AGREEMENT is entered into on 11/06/2026 by and between PRODESSE PROPERTY GROUP, "Management", as authorized agent for the Owner of the Premises, and Test - College Vista "Resident".

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES:** Management rents to Resident and Resident rents from Management for residential use only, the premises known as: 3403 CSM Drive, #309, San Mateo, CA 94402, “Premises”. The Premises are located in a property known as College Vista “Property”, which encompasses residential buildings, common area and appurtenant structures.

2. **AB 1482 DISCLOSURES:**
   [ ] Separately Alienable from Any Other Dwelling Unit:
   This Property is NOT subject to rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This Property meets the requirements of Sections 1947.12(d)(5) and 1946.2(e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.
   This Rental Unit’s AB 1482 New Construction Exemption May Expire During This Tenancy:
   AB 1482 exempts housing that has been issued a certificate of occupancy within the last 15 years.
   The disclosure below in Subject To, is effective:
   [X] Subject to AB 1482 rent caps and just cause as provided in Civil Code Section 1946.2 and 1947.12. The following disclosure is required by law:

   California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.

3. **RENT AND FEES:** Rent is due in advance on the first (1st) day of each and every month, at $2,303.00 per month, beginning on 12/01/2026. Resident may be served with a THREE-DAY NOTICE TO PAY RENT OR QUIT any time after the first day of the month irrespective of the existence of the late charges as set forth herein. If such notice is served after the 5th of the month it may include the late charge (or NSF charge, if applicable) which charges, as set forth below, are payable as additional rent. Any time rent is paid after the tenth (10^{th}) day of the month, for whatever reason, Resident agrees that payment must be in the form of a cashier’s check or money order. Any time Management serves a THREE-DAY NOTICE TO PAY RENT OR QUIT, regardless of the date upon which the notice is served, Resident agrees that the payment called for by the notice must be in the form of a cashier's check or money order. Pursuant to California Civil Code Section 1719, if Resident passes a check on insufficient funds, Resident will be liable to Management for the amount of the check and a service charge of twenty-five ($25.00) dollars for the first check passed on insufficient funds, and $25.00 for each subsequent check passed on insufficient funds. Management may, at Management’s discretion, require subsequent rental payments made by and/or on behalf of Resident to be made in the form of a cashier’s check or money order, including the payment made to replace the unpaid check for a period determined by Management, not to exceed three months. It is Resident’s responsibility to be certain that each payment is actually received by Management on or before its due date. The parties accordingly agree that, any time the rent for any given month is paid after the 5th day of such month, including replacement funds to cover an insufficient funds payment (NSF), Resident will in that month pay to Management, as additional rent due, a late charge in the sum of seventy-five ($75.00) dollars. The parties agree that this late charge is presumed to be the amount of damage sustained by late payment of rent. It would be impracticable or extremely difficult to fix the actual damage. This sum represents a reasonable endeavor by Management to estimate fair average compensation for any loss that may be sustained as a result of late payment of rent.

Resident Initials:
_____

4. **TERM:** The term of this Agreement is for 12 month(s), beginning on 12/01/2026 and ending on 11/30/2027, at which time this Agreement shall terminate without further notice. Any holding over by Resident after termination shall entitle Management to initiate legal proceedings to recover possession of Premises. A "month-to-month" tenancy subject to the terms and conditions of this Agreement shall be created only if Management accepts rent from Resident thereafter, and if so accepted, tenancy may be terminated by Resident after service upon Management of a written 30-day Notice of Termination. Except as prohibited by law, that month-to-month tenancy may be terminated by Management by service upon Resident of a 60-day Notice of Termination of Tenancy. However, Civil Code Section 1946.1 provides that "if any tenant or resident has resided in the dwelling for less than one year", Management may terminate the tenancy by service upon Resident of a written 30-day Notice.

   For units subject to AB1482 just cause, Civil Code 1946.2(a) provides that "after a tenant has continuously and lawfully occupied a residential real property for 12 months, the owner of the residential real property shall not terminate the tenancy without just cause, which shall be stated in the written notice to terminate tenancy. If any additional adult tenants are added to the lease before an existing tenant has continuously and lawfully occupied the residential real property for 24 months, then this subdivision shall only apply if either of the following are satisfied: (1) all of the tenants have continuously and lawfully occupied the residential real property for 12 months or more; or (2) one or more tenants have continuously and lawfully occupied the residential real property for 24 months or more." "Just cause" to terminate the tenancy includes termination "if the owner, or their spouse, domestic partner, children, grandchildren, parents, or grandparents, unilaterally decides to occupy the residential real property."

5. **DELAY OF POSSESSION:** Resident understands that, for reasons beyond the control of Management, Management may not be able to provide occupancy to Resident on said commencement date (if, for example a former Resident of the Premises who has given notice to leave cancels the notice or fails to leave by the scheduled date). If, for any reason, Management is unable to provide occupancy to Resident by the scheduled commencement date, Resident's remedy in this event shall be limited to termination of this agreement and Resident shall in this event be entitled to a prompt refund of any monies paid. Management shall have no liability to Resident in this event other than the responsibility to promptly refund any monies paid.

6. **MOVE-IN FUNDS:** Resident shall pay to Management, before taking occupancy of the Premises, the sum of $2,953.00. This amount is composed of the following sums: $2,303.00 as rent and $650.00 as security deposit. Management may require that this entire sum be paid in the form of cashier's check or money order. If Management accepts a personal or other non-certified check and said check is, for any reason whatsoever, returned unpaid by the bank upon which drawn, the entire amount shall immediately become due and payable and shall be considered rent so that Management may serve a Three Day Notice to Pay or Quit for the entire amount and, if Resident does not comply with said notice, Management may utilize unlawful detainer procedures to recover possession of the Premises and monetary damages from Resident. If Resident is required to pay six (6) month's rent in advance at move-in to satisfy the rental qualification requirements, that amount is reflected above.

7. **PRO-RATED RENT:** In the event that Resident takes occupancy of the Premises on any day other than the first day of the month, Resident shall pay the sum of $2,303.00, thirty days after taking occupancy of the Premises, as and for the pro-rated amount of rent to cover the period through the final day of the second month of occupancy. Commencing with the following month, a full month's rent shall be due each month on or before the first day of the month as set forth in Paragraph #2 above. In the event of a conflict between the amount set forth in this paragraph and the amount which an arithmetic computation would yield based upon the rental rate set forth in Paragraph #2 above divided by thirty with the result multiplied by the number of days in the pro-ration period, the amount determined by said arithmetic computation shall govern (i.e., if the amount set forth in this paragraph is computed incorrectly, any such arithmetic error shall not be binding – the amount owing shall be the amount resulting from a correct arithmetic computation of the pro-rate). In all instances where a pro-rated amount of rent is computed during this tenancy, a thirty-day month shall be assumed irrespective of the actual number of days in the month for which pro-ration is computed.

8. **CHECK CONVERSION AND ELECTRONIC SIGNATURE:** Resident understands that Management may covert any payments received into electronic funds transfer (EFT). Resident will not receive their original check back and Management will destroy the original check after 60 days. Resident and Management may enter into this Agreement by electronic means, although traditional hard copies with wet signatures may be used instead at the option of Management.

Resident Initials:

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9. **OCCUPANTS:** The Premises shall be occupied by the following named person(s):

Name: Test - College Vista, DOB: 07/23/2000
Name: N/A, DOB: N/A
Name: N/A, DOB: N/A
Name: N/A, DOB: N/A
Name: N/A, DOB: N/A
Name: N/A, DOB: N/A
Name: N/A, DOB: N/A
Name: N/A, DOB: N/A

Occupancy of the Premises shall be limited to those persons listed on the Rental Agreement. No other persons have permission to occupy the Premises unless such permission is in writing and signed by Management or its authorized agent. The acceptance of rent from any other individual shall be deemed to be the payment of rent on behalf of Resident named above, and shall not constitute permission for the person making the payment to occupy the Premises. Should any person not named above make any claim to right of possession of the Premises, any such person shall be deemed the guest or invitee of the named Resident and their claim to right of possession shall be denied. Amy person named above in this Paragraph #8 who is not also named above as Resident and/or who is not a signatory to this Rental Agreement shall be deemed to occupy the Premises under the named Residents who are signatories to this agreement and shall thus be deemed the invitees of said named Residents. Accordingly, should any such individual not be named in any unlawful

detainer action to regain possession of the Premises, and should any such individual thereafter make a claim to right of possession of the Premises, that claim shall be denied on the basis that said individual is the invitee of the named Residents and does not have an independent claim to right of possession of the Premises. If the household composition changes such that the number of occupants exceeds the industry standard occupancy limit of, two persons per bedroom plus one, or a community specific occupancy limit, Resident agrees that such over-utilization shall be grounds for Management to terminate this Agreement, solely at the option of Management.

10. **SECURITY DEPOSIT:**

Collection: Resident shall pay to Management, as security, the sum of $650.00 prior to taking possession of the Premises. In most cases, a security deposit collected on or after July 1, 2024 may not exceed an amount equal to one month's rent.

Use of Security Deposit: Resident shall not use the security deposit to pay any month's rent. The security deposit shall be applied and accounted for in accordance with the provisions of California Civil Code section 1950.5 and any other applicable statutes. Management shall not be obligated to pay Resident interest in connection with such security unless required to do so by law. It is understood that the security deposit is applicable to all Residents jointly, and need not be accounted for until the permissible statutory period after such time as all Residents have vacated the Premises.

Disposition of Security Deposit at End of Tenancy: Except where longer time is allowed by law, within 21 calendar days after Resident has vacated the Premises, Management shall furnish Resident a copy of an itemized statement indicating the basis for, and the amount of, any security deposit received and the disposition of the security deposit and shall return any remaining portion of the security deposit to Resident.

California law provides that any remaining portion of the security deposit and itemized disposition shall be returned in the following manner unless Management and all Residents agree otherwise:

i. In the case of multiple Residents, management shall return the remainder of the security deposit by a check made payable to all adult Residents on the Agreement at the time the tenancy terminates and furnish the itemized disposition by personal delivery or first-class mail, postage prepaid, to any one of the adult Residents chosen by Management. If a Resident terminates the tenancy pursuant to Section 1946.7, Management may return the security in a manner other than by check made payable to all adult Residents if the Resident who terminated the tenancy pursuant to Section 1946.7 requests refund in another manner. In the event that Management chooses to make the refund to any of the Residents individually (which need not be done until the statutory time has elapsed after all Residents have vacated the Premises), in legal contemplation the payment shall be deemed to have been made to all Residents and Management shall have no liability to any Resident for failure of any other Resident to equitably divide any such refund.

Resident Initials:

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ii. In the case of a single Resident on the Agreement who paid security or rental payments electronically, Management shall return the remainder of the security to the bank account or other financial institution designated by Resident and furnish the itemized disposition by personal delivery or first-class mail, postage pre-paid. In the event of a successor Landlord, the obligation to return the remainder of the security electronically shall apply only if the successor Landlord received rental payments electronically from the Resident.

iii. In all other cases, Management shall return the remainder of the security deposit by a check made payable to all adult Residents on the Agreement at the time the tenancy terminates and furnish the itemized disposition by personal delivery or first-class mail, postage prepaid.

Security Deposit Refund Method: Any remaining portion of the security deposit shall be returned in the manner required by law except as otherwise mutually agreed in writing by all Residents and Management as indicated in separate written agreement.

11. **COMPLIANCE WITH APPLICABLE LAWS:** Resident agrees not to permit the Premises to be used for any purpose which violates local, state or federal law, or engage in any illegal acts upon the Premises or upon the grounds of the Premises or the community of which the Premises are a part. Resident shall not violate any Governmental law in the use of Premises, commit waste or nuisance, annoy, molest or interfere with any other resident or neighbor.

12. **SUBSIDIZED HOUSING / HOUSING AUTHORITY**: In all cases, when Resident is participating in a voucher program with the Housing Authority, the HUD Tenancy Addendum is incorporated by reference into the Rental Agreement.

13. **UNLAWFUL ACTIVITY:** Resident, Occupants and any guest or other persons under Resident's control shall not

(a) engage in criminal activity, including drug-related criminal activity, on or near Premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in section 102 of the Controlled Substance Act (21 U.S.C.802).

(b) engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near Premises or Property.

(c) permit the Premises or Property to be used by any person for, or to facilitate, criminal activity, including drug-related criminal activity, engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near Premises and Property or otherwise.

(d) engage in acts of violence or threats of violence, including, but not limited to the unlawful discharge of firearms on or near Premises or Property.

(e) engage in any criminal activity on the Property, or any criminal activity or criminal threat, as defined in subdivision (a) of Section 422 of the Penal Code, on or off the Property, that is directed at any owner or agent of the owner of the Property, Resident, guest, vendor, or any other person.

(f) use the Premises for an unlawful purpose as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.

A single violation of any of these provisions shall be deemed a serious and material violation of this Agreement. It is understood and agreed that a single violation shall be good cause for termination of this Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction but shall be by a preponderance of the evidence.

14. **COMPLIANCE WITH THE RULES:** House Rules are incorporated into and made part of this Agreement. Resident agrees to abide by said House Rules in all respects. House Rules may be changed upon thirty days' written notice and Resident hereby agrees to abide by any such changes. Failure to comply with the House Rules shall be deemed a breach of this Agreement.

15. **REPAIRS AND ALTERATIONS:** Except as provided by law, no repairs, decorating or alterations shall be done by Resident, without Management's prior written consent. Resident shall notify Management in writing of any repairs or alterations contemplated. Decorations include, but are not limited to, painting, wallpapering, hanging of murals or posters. Resident shall hold Management harmless as to any mechanics lien recordation or proceeding caused by Resident.

Resident Initials:

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16. **ACCEPTANCE OF THE PREMISES:** Resident has inspected the Premises, furnishings and equipment, and has found them to be satisfactory. All plumbing, heating and electrical systems are operative and deemed satisfactory.

17. **DUTY TO CLEAN AND VENTILATE:** Resident acknowledges that mold and mildew can grow in the Premises if the Premises is not properly maintained and ventilated. Resident agrees to regularly allow air to circulate in the Premises by using the bathroom fan and ceiling fan where available and regularly opening the windows and/or sliding doors where available. Resident also agrees to clean all toilets, sinks, countertops, showers, bathtubs and tile or vinyl floors with a household cleaner on at least a bi-weekly basis. Resident must notify Management immediately in writing whenever Resident learns of any condition which could lead to a build-up of moisture in Premises, and if Resident notices mold, mildew or other organic growth in the Premises.

18. **PETS AND LIQUID-FILLED FURNITURE:** Without Management's prior written permission, no bird or animal, no waterbeds or liquid filled furniture shall be kept or allowed in or about said Premises.

19. **GUESTS**: Any person not listed as an Occupant on this Agreement is a Guest. A Guest may not stay in the Premises for more than twenty-one (21) consecutive days, or a total of forty-two (42) days in a 12-month period without Management's written permission. At the discretion of Management, Guest(s) who overstay this limit may be required to go through the application process, and if approved may be required to sign a Rental Agreement. A Guest who has not signed a Rental Agreement is not a "tenant who has lawfully occupied the Premises" for the purpose of Civil Code 1946.2 and is not a "tenant" for the purpose of Civil Code Section 1947.12. Management may, at their discretion, decline to add an additional person to an existing Agreement. Resident is responsible for any violations of this Agreement by Resident or Resident's Guests. Any breach of this provision shall be deemed a material breach of this Agreement and grounds for immediate termination by Management.

20. **RESPONSIBILITY FOR DAMAGES:** Except as prohibited by law, Resident shall keep the Premises and furniture, furnishings and appliances, yard and landscaping, if any, and fixtures which are rented for Resident's exclusive use in good order and condition. Resident shall pay Management for costs to repair, replace or rebuild any portion of the Premises damaged by Resident, Resident's guests or invitees. Damage shall include physical damage and consequential damage such as the build-up of moisture, mold, mildew or other organic growth caused by the actions or the failure of Resident, Resident's guests or invitees to properly clean or allow air circulation as more fully described in the DUTY TO CLEAN & VENTILATE Paragraph. Resident's property is not insured by Management.

21. **UTILITIES:** Resident shall pay for all utilities, services and charges, if any, made payable by or predicated upon occupancy of Resident , except: Gas (Common Area), Sewer, Trash, Water. In the event Resident fails to pay any utility charges which are to be paid by Resident, Management may at its option, pay such charges to retain continuing utility service. In the event that Management does so, any such charges may be billed to Resident by Management and said billing shall become due and payable, in full, as additional rent together with the regular monthly rental payment on the first day of the month following the date of such billing.

22. **SMOKING**: Smoking of any substance, including marijuana, is prohibited everywhere on the Property including in the Premises, unless Management has adopted a different policy that is attached as an addendum to this Agreement. Smoking includes use of e-cigarettes or vaping. The term "smoke" includes vapor from e-cigarettes or other vaping devices. Resident shall inform any guest(s) of this smoking prohibition. Resident shall promptly inform Management in writing of any incident where smoke is migrating into Resident's Premises from sources outside of Resident's Premises. Resident acknowledges that Management's adoption of this policy, does not make Management the guarantor of the Resident's health or of the smoke-free condition of the areas listed above. However, Management shall take reasonable steps to enforce this provision. Management shall not be required to take steps in response to smoking unless Management has actual knowledge or has been provided written notice. Management and Resident agree that other residents of the Property are the third-party beneficiaries of this provision. A resident may sue another resident to enforce this provision but does not have the right to evict another resident. Any lawsuit between residents regarding this provision shall not create a presumption that Management has breached this Agreement. A breach of this provision by the Resident shall be deemed a material breach of this Agreement and grounds for immediate termination of this Agreement by Management.

23. **RENTERS INSURANCE:** Resident agrees to obtain Renter's Insurance in an amount no less than $100,000 general liability coverage with Prodesse Property Group listed as an interested party. It is strongly recommended that Resident also obtain coverage in an amount sufficient to cover any personal possessions of Resident together with a reasonable level of liability coverage for the actions of Resident or Resident's guests or invitees.

Resident Initials: _____

24. **RECYCLING**: Management is required by state law to recycle as one of the first actions under the state's plan to reduce greenhouse gas emissions. In addition to providing recycle services to Residents, Management will provide recycling of organic waste (composting). Resident agrees to cooperate with Management's efforts to comply with recycling and composting laws and to sort recyclables and organic material from garbage if required. The amount of sorting required may vary by local waste hauler. Management will provide Resident with instructional material from the waste hauler and be available to provide additional information upon request.

25. **WATER CONSERVATION**: The State Water Resources Control Board prohibits all Californians from: washing down driveways and sidewalks; watering outdoor landscapes that cause excess runoff; using a hose to wash a motor vehicle, unless the hose is fitted with a shut-off nozzle; and using potable water in a fountain or decorative water feature, unless the water is recirculated. Many local water boards have additional restrictions. Local information is available at http://www.acwa.com/drought-response/. Management may provide Resident's name and address to the local water agency for the purpose of notification and enforcement of water use restrictions. Nothing herein is deemed to be authorization of, or consent by Management to water usage that is not otherwise authorized by this Agreement. Resident shall be aware of and comply with local and state water use restrictions and promptly pay any fines or other costs occasioned by water use violations attributed to Resident's tenancy or the conduct of Resident, Resident's guest(s), or other invitees at the Premises, including any fines or costs levied against Management.

26. **MISSTATEMENTS ON APPLICATION:** Resident has completed an application in connection with securing this Rental Agreement. Management has relied upon the statements set forth in said application in deciding to rent the Premises to Resident. It is agreed that, should Management subsequently discover any misstatements of fact in Resident's application, any such misstatements shall be deemed a material and incurable breach of this Rental Agreement and shall entitle Management to serve Resident with a three-day notice terminating the tenancy.

27. **LIABILITY:** Management shall not be liable to Resident or to any guests or invitees of Resident for any damage or losses to person or property arising from any cause including, but not limited to, theft, burglary, assault, vandalism, fire, flood, water leaks, rain, hail, ice, snow, smoke, lightning, wind, explosion, interruption of utilities, earthquake, or any other cause not directly caused by the willful acts of Management. In addition, Management shall not be liable to Resident for any damage, loss, anxiety, or stress resulting from behavior of a neighbor resident, their guest or invitee, that is contrary to this agreement and as long as Management is aware of the offending behavior, and is making reasonable attempts to remedy the behavior. Resident acknowledges and accepts that Management is limited in its remedies by state and local laws such as AB1482 Tenant Protection Act of 2019.

28. **SUBORDINATION:** This Rental Agreement and all rights of Resident arising hereunder are expressly agreed to be subject and subordinate in all respects to the lien of any present or future mortgages which are or may be placed upon the property of Management or assigns of Management and to all other rights acquired by the holder of any such mortgage(s). As used herein, the term "mortgage" shall include deeds of trust or any similar security interest.

29. **SUCCESSORS IN INTEREST:** If the Property is sold or the ownership interest otherwise transferred, the successor in interest of Management shall be deemed the assignee of all rights arising hereunder, and shall be entitled to enforce the provisions of this Rental Agreement as against Resident. Nothing in this provision shall be construed as conflicting or superseding the foregoing subordination clause (Paragraph # 28 above) or as requiring a continuation of the tenancy in the event of a foreclosure or other involuntary transfer of ownership.

30. **SATELLITE DISH:** A satellite dish may be installed if it is one meter or less in diameter or a traditional stick antenna, is freestanding, does not extend beyond the balcony railing or patio line. Dish or antenna must be totally within the individual leased Premises. No dish or antenna may be installed anywhere on the property, including but not limited to, outside walls, windowsills, roofs, balconies, stairwells, or any other area except in such locations specifically identified by Management. No holes may be drilled in any exterior wall, roof, window, balcony railing or glass. Resident may not splice into any existing wires or cables, such as existing coaxial cable. Resident is not allowed to disconnect an existing system within the Premises or the Property. All wiring must be external. All guidelines regarding cleanliness of decks and patios must be adhered to when wiring. Resident hereby agrees to indemnify and hold Management harmless and accepts full responsibility for any personal or physical damage to Property or persons as a result of damage or injury caused by the dish or antenna. Resident is responsible for removal and disposal of the dish or antenna at the end of their tenancy.

Resident Initials:
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31. **TIME IS OF THE ESSENCE:** Time is of the essence with respect to the provisions of the Rental Agreement. This provision shall be interpreted in its strictest sense irrespective of the relative hardship to the parties.

32. **ATTORNEY'S FEES:** If any legal action or proceeding shall be brought by either party to enforce any part of this agreement, the prevailing party shall recover, in addition to all other relief, reasonable attorney's fees and costs not to exceed $3,000.

33. **DISCLOSURE REGARDING MANAGEMENT AND NOTICES:** Notice upon Owner or Management may be served upon: PRODESSE PROPERTY GROUP at: 655 Mariners Island Boulevard, Suite 301, San Mateo, CA 94404, telephone number (650) 578-9661. Said person is authorized to manage the Premises and accept legal service on behalf of Owner and Management. Any notice, which Management gives to Resident, shall be deemed properly served (whether or not actually received by Resident) if served in the manner prescribed in Code of Civil Procedure section 1162. If Management fails to serve the notice in accordance with the provisions of Code of Civil Procedure section 1162, but Resident actually receives the notice, the actual receipt shall be deemed to cure any defects in the manner of service and the notice shall be deemed properly and personally served. Service upon any Resident of the Premises shall be deemed valid service upon Resident – it is not necessary to individually serve each Resident.

34. **WAIVER:** The waiver of either party of any breach shall not be construed to be a continuing waiver of any subsequent breach. The receipt by Management of the rent with the knowledge of any violation of a covenant or condition hereto shall not be deemed a waiver of such breach. No waiver by either party of the provisions herein shall be deemed to have been made unless expressed in writing and signed by all parties to this Rental Agreement.

35. **ACCESS TO PREMISES AND PRIVACY:** Management or its agents or employees may enter the Premises: a) In case of emergency, or b) when Resident has abandoned or surrendered the Premises, or to make necessary inspections or agreed repairs, decorations, alternations, improvements, to supply necessary or agreed services, or to exhibit the dwelling unit to prospective or actual purchasers, lenders, residents, workmen or contractors, provided Resident is given reasonable notice of Management's intent to enter, with entrance during normal business hours (8:00 a.m. to 6:30 p.m., Monday through Saturday, except holidays). Twenty-four hours shall be presumed to be reasonable notice, in absence of evidence to the contrary. Management will maintain Resident's privacy to the best of Management's ability and will not give out personal information about Resident without Resident's written permission or unless legally required to do so. Management may use Resident's name, phone number and addresses in the course of providing services and managing the Premises and Resident hereby authorizes Management to do so. Management will not sell Resident's personal information. Management may, during the course of business photograph a deficiency, repair item, or habitability issue to use for documentation. Management will do it's best not to capture any Resident personal property in the photographs. Resident hereby provides Management permission to take such photographs.

36. **ENTRY AND COOPERATION:** California law allows Management to enter the Premises for certain purposes, generally during normal business hours. Management will provide written notice to Resident prior to entry of the Premises whenever required by law. Resident's refusal to allow Management to enter the Premises as allowed by law is a material breach of this Agreement and California Law and is cause for termination as provided herein and by law. If the Premises is required by any government agency, lender or insurer to undergo repairs or alterations, or in case of other necessary or agreed repairs, Resident agrees to cooperate fully with Management so that all such repairs or alterations are made in as expeditious and efficient a manner as possible. When necessary, service or repair requires preparations by Resident, Resident agrees to complete the necessary preparations as instructed by Management in advance of service or repair.

37. **SECURITY DEVICES**: Resident may not install any security devices (including, but not limited to, security cameras and video doorbells) that capture any images and/or sounds outside Resident's Premises without Management's prior written consent, which may be granted or withheld in Management's sole discretion.

38. **ASSIGNMENT AND SUBLETTING:** No portion of said Premises shall be sublet nor this agreement assigned. Any attempted subletting or assignment by Resident shall, at the election of Management, be an irremediable breach of this agreement. Resident may not advertise to rent or rent the Premises, or any portion of the Premises, on any website for any length of time.

39. **MEGAN'S LAW DATABASE:** Notice: 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. 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.

Resident Initials:

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40. **ATTACHMENTS / ADDENDA:** By initialing below, Resident acknowledges receipt of all the indicated attachments, copies of which are attached hereto by reference and are incorporated herein as though fully set forth at length.

    House rules Addendum, Cleaning, Repair & Replacement Charge Guidelines, MoveIn/MoveOut Inspection Statement, Mold Addendum Notification, Pesticide Notice, Bed Bug Addendum , AB 1482 Tenant Protection Act of 2019, Pet Agreement, Renters Insurance Addendum, Micro Mobility Addendum , Housing Eligibility Addendum, Affordable Housing Addendum, Activities Participation Waiver Addendum, General Information and Additional House Rules, Parking Addendum

41. **PROPOSITION 65 WARNING:** Pursuant to California Health & Safety Code 25249.5 and 25249.6, Management provides this warning notice to Resident and adult occupants in Premises:

    Chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.
    Lead-based Paint

    !! **WARNING**: Paint chips and dust from lead-containing paint on the property can expose you to lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your Landlord or building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

    Plastic and Vinyl Items – Di(2-ethylhexyl)phthalate
    !! **WARNING**: Plastic and vinyl items, such as flooring, mini-blinds, wallpaper, cables and coating on wires on this property can expose you to di(2-ethylhexyl)phthalate which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your Landlord or building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

    There may be other chemicals known to the State of California to cause cancer and birth defects or other reproductive harm on the Property and the Premises.

42. **WELFARE CHECK:** If during Resident's tenancy, Management becomes aware of a situation where Resident is suspected to be in medical distress, after exhausting all efforts to reach Resident and their emergency contact(s), Management may make an emergency entry into the Premises with law enforcement present to ascertain the health and wellbeing of Resident. Resident agrees to keep Management's records of contact information for themselves and their emergency contact(s) up to date to avoid this potential emergency entry.

43. **ENTIRE AGREEMENT:** This agreement, which includes all attachments referred to above, constitutes the entire Agreement between the parties and cannot be modified except in writing and signed by all parties. Neither Management, nor an agent or employee of Management has made any representations or promised other than those set forth herein.

44. **CREDIT REPORTING:** As required by law, you are hereby notified that a negative credit report reflecting on your credit history may be submitted to a credit-reporting agency if you fail to fulfill the terms of your credit obligations.

45. **PARAGRAPH HEADINGS:** The paragraph headings are inserted only for convenience and are not intended to define or limit the scope or intent of any clause.

SIGNATORIES:

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Vista Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
HOUSE RULES ADDENDUM

GENERAL

1. This agreement is an addendum and part of the Rental Agreement between Management and Resident.
2. New rules and regulations or amendments to these rules may be adopted by Management upon giving 30 days written notice to Resident. These rules and any changes or amendments have a legitimate purpose and are not intended to be arbitrary or work as a substantial modification of resident rights. They will not be unequally enforced. Resident is responsible for the conduct of guests and the adherence to these rules and regulations at all times.

LOCK OUTS

1. Premises must have original locks and all keys must be returned. A fee of $120.00 will be charged to replace door locks if keys are lost.
2. During normal business hours, Resident may contact Management for assistance. If staff is available at or near the Premises, Resident will be provided access to the Premises with proper identification at no charge to Resident. Management cannot guarantee staff will be available.
3. After normal business hours, but prior to 9:00 p.m., Resident may contact Management for assistance. If there is on-site staff at the Property and they are available, the on-site staff will provide access to Resident with proper identification and a $50.00 lock-out fee will be charged to Resident. Management cannot guarantee on-site staff will be available.
4. After 9:00 p.m., no lock out service is provided.
5. In the event that Management cannot provide assistance, Resident may choose to contact a local locksmith at Resident's expense. The repair of any damages to the Premises caused by Resident or locksmith as well as the cost for duplication of keys shall be at Resident's expense. Alterations to the interior or exterior lock(s) on the Premises are not permitted. If a new lock is installed to remedy the lock out, Resident must furnish Management with a copy of the new key within 48 hours.

NOISE & CONDUCT

1. Resident shall not make or allow any disturbing noises in the Premises by Resident, family or guests, nor permit anything by such persons that will interfere with the rights, comforts or conveniences of other persons.
2. All musical instruments, television sets, stereos, radios, etc., are to be played at a volume that will not disturb other persons.
3. The activities and conduct of Resident, Occupants, and Resident's Guests, outside of the Premises on the Property or any recreation facilities must be reasonable at all times and not annoy or disturb other persons.
4. No lounging, visiting or loud talking that may be disturbing to other persons will be allowed on the Property between the hours of 10:00 p.m. and 8:00 a.m.

CLEANLINESS & TRASH

1. The Premises must be kept clean, sanitary and free from objectionable odors.
2. Resident shall assist Management in keeping the Property clean.
3. No littering of papers, cigarette butts or trash is allowed.
4. No trash or other materials may be accumulated which will cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
5. Garbage is to be placed inside the containers provided and lids should not be slammed. Garbage should not be allowed to accumulate and should be placed in the outside containers on a daily basis. Boxes must be broken down before being placed in the container. Resident shall be responsible at Resident's expense for hauling those items too large to fit in the trash container. Resident shall cooperate with any recycling or composting efforts put in place by Management to satisfy local laws.
6. Furniture must be kept inside the Premises. Unsightly items must be kept out of vision.
7. Resident personal property must be kept inside the Premises and shall not be left in any area of the Property including but not limited to hallways, walkways, entryways, driveways, parking spaces, and carport spaces.
8. Clothing, curtains, rugs, etc. shall not be shaken or hung outside of any window, ledge or balcony.

CLOTHESLINES / DRYING RACKS

If the Premises has a private patio, deck or balcony which is enclosed by a fence, railing or other structure, Resident is permitted to hang clothing, blankets or other laundry on the patio, deck or balcony subject to the following rules and conditions:

1. No clotheslines or drying racks may be affixed or attached in any manner tot any portion of the building, fence, railing, wall, building support structure or light fixture.

Resident Initials:

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2. Drying rack must be free standing and no higher than the patio, balcony or deck fence or railing.
3. Items must be removed from clotheslines and drying racks within 24hrs of putting on line or rack.
4. Drying racks may not block any entrance or exit, create a health or safety hazard, interfere with walkways or utility service equipment, or interfere with maintenance of the Property.
5. Clothes may not be draped over fence or balcony railings or hung from any building fixtures.
6. If the patio or balcony is not enclosed by a fence, railing or other structure, Resident is not permitted to hang clothing, blankets or other laundry on the patio, balcony or deck.

SAFETY

1. All doors must be locked during absence of Resident.
2. All appliances must be turned off before leaving the Premises.
3. Resident shall notify Management if they will be away and the Premises unoccupied for a period exceeding 14 days. Resident agrees to leave the Premises in a clean and safe condition; lock doors and windows, store all food, remove trash from the Premises and check all faucets are completely shut and drains are unobstructed. With written permission from Resident, Management will check on Premises from time to time and refrain from leaving notices on Residents door for safety. Resident shall check-in with Management upon their return.
4. If someone is to enter the Premises during Resident's absence, Resident shall give Management written permission beforehand to let any person in the Premises and/or provide the name of person or company entering.
5. Smoking is prohibited by law throughout the Property, including stairways, interior and exterior hallways, laundry rooms, elevators, recreation room, swimming pool and fitness areas, and mailbox area. If smoking is permitted inside the Premises, smoking in bed is always prohibited.
6. The use or storage of gasoline, cleaning solvent or other combustibles in the Premises, storage lockers, or anywhere on the Property is prohibited.
7. The use and storage of charcoal and liquefied petroleum gas (LPG) barbeques with a propane fuel container size greater than one-pound capacity are prohibited on balconies, patios and decks of any residential structure having more than two dwelling units. If permitted by local ordinance and the State Fire Code, use of a one-pound propane canister may be used if Resident's private exterior space allows for a distance of at least ten (10) feet from any combustible wall or structure. Electric barbeques may be used. It is also prohibited to transport propane containers greater than one-pound capacity inside the common building areas (i.e. enclosed interior stairways and elevators).
8. When a fire blanket has been provided in the Premises, Resident is responsible to keep the fire blanket in the same location throughout the tenancy. Resident is required to notify Management if the fire blanket is missing or has been used so a replacement blanket can be installed. Resident will be charged $12.00 for a missing or used fire blanket.
9. No personal belongings, including bicycles, play equipment or other items may be placed in the halls, stairways or about the Property.
10. Residents are responsible for ensuring that all Occupants and Guests conduct themselves in a safe manner and comply with all community rules. Activities that create a risk of harm to persons or property are not permitted. Management may establish reasonable rules for the safe use of common areas and amenities.

MAINTENANCE, REPAIRS & ALTERATIONS

1. Resident shall advise Management, in writing, of any items requiring repair (dripping faucets, light switches, etc.). Notification should be immediate in an emergency, and for normal problems reported promptly during business hours. Repair requests should be made as soon as the defect is noted.
2. Repair requests should not be made directly to maintenance people or other such personnel.
3. Costs of repair or clearance of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by Resident negligence or improper usage are the responsibility of Resident. Payment for corrective action must be paid by Resident on demand.
4. Resident shall make no alterations or improvements without the consent of Management. Any article attached to the woodwork, walls, floors or ceilings shall be the sole responsibility of Resident. Resident shall be liable for any repairs necessary during or after residency to restore Premises to the original condition. Glue or tape shall not be used to affix pictures or decorations.
5. Resident shall not move or remove any large appliances provided by Management without written consent from Management. Resident shall not install or operate any additional refrigerators, freezers, washing machines, clothes dryers, portable dishwashers, air conditioners or other large appliance not provided by Management, without prior written consent from Management.

Resident Initials:

_____

PRODESSE PROPERTY GROUP
HOUSE RULES ADDENDUM
(CONTINUED)

PARKING

Resident is assigned parking space/tag number: . Resident acknowledges that Management retains the right to change Resident's parking space any time during Resident's tenancy with a thirty-day written notice to Resident. Parking in the driveways is prohibited. All guests must park on the public street. Vehicles parked on the Property must have current registration, be operable and in condition to operate safely on the highway, and be kept clean as to not appear abandoned. Vehicles may not be backed into carports or garages and may not be stored on the Property. Resident's assigned parking space may include a storage locker. Resident is responsible to secure the storage locker with Resident's own lock. Resident understands and agrees that repairing or washings of vehicles is strictly prohibited in the parking areas, parking spaces and any other area of the Property. Resident will park only the following vehicle(s) in the assigned parking space:

First Vehicle: N/A
Second Vehicle: N/A

If available, parking in open, unassigned spaces is on a first-come-first-served basis. Each apartment is authorized to use a maximum of one (1) unassigned, open parking space if available at any time. Vehicles may not remain parked in the same open, unassigned space for more than 72 consecutive hours. Vehicles remaining in the same open, unassigned spaces for longer than 72 consecutive hours are subject to tow at the vehicle owner's expense without further notice.

LAUNDRY

Laundry facilities have been provided for convenience only. Heavy articles are not allowed in washing machines. MANAGEMENT ASSUMES NO RESPONSIBILITY FOR USE OF LAUNDRY EQUIPMENT.

ASBESTOS WARNING

The Premises may contain asbestos, a chemical known to the state of California to cause cancer and/or birth defects and other reproductive harm. These hazardous substances may be contained in some of the original building materials and in some of the products and materials used to maintain the Premises. Disturbance or damage to certain interior unit surfaces may increase the potential exposure to these substances.

(POSTED IN ACCORDANCE WITH PROPOSITION 65
CALIFORNIA HEALTH AND SAFETY CODE 25249.5 ET SEQ.)

1. Resident or their guests, employees and contractors shall not take or permit any action which in any way damages or disturbs the ceiling in the Premises or any part thereof, including without limitation: (I) piercing the surface of the ceiling by drilling or any other method; (ii) hanging plants or other objects from the ceiling; (iii) attaching any fixtures to the ceiling; (vi) allowing any objects to come in contact with the ceiling; (v) permitting water or any liquid, other than ordinary steam condensation, to come into contact with the ceiling; (vi) painting, cleaning, or undertaking any repairs of any portion of the ceiling; (vii) replacing light fixtures; (viii) undertaking any activity which results in building vibration which may cause damage to the ceiling.
2. Resident shall notify Manager immediately in writing (I) if there is any damage to or deterioration of the ceiling in the Premises or any portion thereof, including without limitation flaking, loose, cracking, hanging or dislodged material, water leaks, or stains in the ceiling, or (ii) upon the occurrence of any of the events described in Paragraph 1 above.
3. Resident or Resident's guests shall not use or keep in the Premises or cause to enter or remain in the Premises, any dangerous substances, including without limitation, materials identified as hazardous or toxic under any federal, state, or local laws or regulations and any other poisons, explosives, corrosive or radioactive materials.
4. For safety, each person must run water faucets for at least two seconds to clear the faucet of standing water prior to use.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.
ACCEPTED BY:

_____ _____
Test - College Vista Date

Prodesse Property Group	Date

PRODESSE PROPERTY GROUP
MOVE-OUT CLEANING, REPAIR & REPLACEMENT CHARGES

Cleaning Charges
Resident is expected to clean the Premises before moving out and return the Premises to Management to the same level of cleanliness as it was upon move-in. If prior to moving out, Resident does not clean or does not clean to the appropriate level of cleanliness, Resident will be charged the actual cost incurred by Management for the cleaning of the Premises.

Painting Charges
Resident will be responsible for the actual costs to restore Premises to move-in condition accounting for normal wear and tear. The following schedule will be used to discount for wear and tear and determine Resident's portion of the cost.

Length of Stay	% of Cost Charged		Length of Stay	% of Cost Charged		Length of Stay	% of Cost Charged		Length of Stay	% of Cost Charged
0-6 months	95%		13-14 months	75%		21-22 months	55%		29-30 months	35%
7-8 months	90%		15-16 months	70%		23-24 months	50%		31-32 months	30%
9-10 months	85%		17-18 months	65%		25-26 months	45%		33-34 months	20%
11-12 months	80%		19-20 months	60%		27-28 months	40%		35-36 months	10%

Repair and Replacement Charges
When possible, Management will attempt to repair damaged items in the Premises prior to replacement. Resident will be responsible for the actual cost of the repair. If any items are missing or damaged to the point that they must be replaced when Resident moves out, Resident will be charged for the current cost of replacement, including labor and service charges. For items such as carpet and plank-flooring, Management will use a Lost Use Calculation Formula to determine Resident's portion of replacement cost.

According to state law:
Any security deposit shall be held by the landlord for the tenant who is party to the lease or agreement. The claim of a tenant to the security deposit shall be prior to the claim of any creditor for the landlord. (Civil Code Section 1950.5(d)). According to Civil Code Section 1950.5(b), the security deposit may be used by the Landlord for any purpose, including, but not limited to, any of the following:

1. The compensation of a landlord for a tenant's default in the payment of rent.
2. The repair of damages to the premises, exclusive of ordinary wear and tear, caused by the tenant or by a guest or licensee of the tenant.
3. The cleaning of the premises. Upon the termination of a tenancy, the tenant must clean the premises to the same level of cleanliness as at the start of the tenancy. This requirement, as amended, applies to tenancies that began after January 1, 2003.
4. To remedy future defaults by the tenant in any obligation under this rental agreement to restore, replace, or return personal property or appurtenances, exclusive of ordinary wear and tear, if the security deposit is authorized to be applied thereto by the rental agreement.

From the time of the initial inspection until termination of tenancy, the tenant may remedy the deficiencies identified in the initial inspection, in a manner consistent with the rights and obligations of the parties under the rental agreement, in order to avoid deductions from the security deposit.

The law allows the Landlord to use the security deposit for legal itemized deductions that are not corrected by the Resident prior to termination of tenancy or that were not identified due to the presence of Residents' possessions during the time of the initial inspection. It also allows the Landlord to use the security deposit to correct any damages that occur to the Premises and/or Property between the time of the initial inspection and the termination of the tenancy.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original

ACCEPTED BY:

_____ _____
Test - College Vista Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
MOVE IN / MOVE OUT INSPECTION STATEMENT

Resident(s): Test - College Vista
Premises: 3403 CSM Drive, #309, San Mateo, CA 94402

Date of Occupancy: 12/01/2026
Security Deposit Amount: $650.00

By initialing below, Resident acknowledges and accepts that the Move In/Move Out Inspection Statement as seen here on page 14 and on page 15, will be completed by Management and Resident on the day that Resident takes possession of the Premises. Resident also acknowledges that the Move In inspection may be conducted on a Mobile App and will become part of the Rental Agreement. Management may not provide Resident with keys to the Premises until Management and Resident have completed and signed the Move In/Move Inspection Statement. In the event that Resident fails to complete and sign the Move In inspection, Management and Resident hereby agree that the condition of the Premises was acceptable and that there was no damage to the Premises at the time of Resident's move in.

Resident Initials:
_____

THE FOLLOWING SMOKE DETECTOR(S) AND CARBON MONOXIDE DETECTOR(S) PORTION OF THE MOVE IN / MOVE OUT INSPECTION STATEMENT AND THE MOVE-IN SECTION OF THE INSPECTON STATEMENT ON THE FOLLOWING PAGE SHALL BE COMPLETED BY MANAGEMENT AND RESIDENT ON THE DAY THAT RESIDENT TAKES POSSESSION OF THE PREMISES:

SMOKE DETECTOR(S)

1. The Premises are equipped with smoke detection device(s).
2. Resident acknowledges the smoke detector(s) was (were) tested and its operation explained by Management in the presence of Resident at the time of initial occupancy and the detector(s) in the Premises was (were) working properly at that time.
3. Resident shall perform the manufacturer's recommended test at least once each week to determine if the smoke detector(s) is (are) operating properly.
4. Initial ONLY IF BATTERY OPERATED: _____
   By initialing as provided, Resident understands that said smoke detector(s) and alarm is (are) a battery-operated unit and it shall be Resident's responsibility to:
   A. Ensure that the battery is in operating condition at all times;
   B. Replace the battery as needed (unless otherwise provided by law or if the detector includes a 10-year tamper proof or 10-year tamper resistant battery);
   C. If, after replacing the battery, the smoke detector(s) does (do) not work, Resident agrees to inform Management immediately in writing; and
   D. Resident hereby agrees to inform Management or Management's authorized agent immediately in writing of any defect, malfunction or failure of any detector(s).
5. If local law requires Management to test the smoke detector, Resident shall allow Management, or Management's agent, access to the Premises for that purpose.

CARBON MONOXIDE DETECTOR(S)

1. If the Premises contains gas burning appliances, the Premises may be equipped with a carbon monoxide detection device.
2. Initial ONLY IF CARBON MONOXIDE DETECTORS ARE PRESENT IN THE PREMISES: _____
3. In the event that carbon monoxide detectors are present in the Premises, as noted by Resident's initials above, Resident acknowledges that the carbon monoxide detector was tested and its operation explained by Management in the presence of Resident at the time of initial occupancy and the detector in the Premises was working properly at that time.
4. Resident shall perform the manufacturer's recommended test at least once each week to determine if the carbon monoxide detector is operating properly.

Resident Initials:
_____

5. Initial ONLY IF BATTERY OPERATED: _____
   By initialing as provided, Resident understands that said carbon monoxide detector and alarm is a battery-operated unit and it shall be Resident's responsibility to:
   A. Ensure that the battery is in operating condition at all times;
   B. Replace the battery as needed (unless otherwise provided by law or if the detector includes a 10-year tamper proof or 10-year tamper resistant battery);
   C. If, after replacing the battery, the carbon monoxide detector does not work, Resident agrees to inform Management immediately in writing; and
   D. Resident hereby agrees to inform Management or Management's authorized agent immediately in writing of any defect, malfunction or failure of any detector(s)
6. If local law requires Management to test the carbon monoxide detector, Resident shall allow Management, or Management's agent, access to the Premises for that purpose.

Resident Initials:
_____

PRODESSE PROPERTY GROUP
MOVE IN / MOVE OUT INSPECTION STATEMENT
(CONTINUED)

Resident(s): Test - College Vista
Premises: 3403 CSM Drive, #309, San Mateo, CA 94402

KITCHEN	MOVE IN	MOVE OUT
MICROWAVE		
STOVE		
Burners		
Drip Pan Rings		
Oven		
Racks		
Broiler Pan		
Range Hood		
REFRIGERATOR		
DISHWASHER		
DISPOSAL		
COUNTER AREA		
Counter Top		
Sink		
Drains		
Faucets		
CABINETS		
MECHANICAL		
Hot Water Heater		
Furnace Unit		
Air-Conditioner		
Air-Conditioner Filter		
WALLS & CEILINGS		
Paint		
Paint		
Paint		
FLOORS		
Kitchen		
Bathroom(s)		
CARPETS		
Living Room		
Bedrooms		
Hall		
WINDOWS		
Glass		
Screens		
Latches/Locks		

DOORS	MOVE IN	MOVE OUT
Door Runners		
Latches/Locks		
DRAPES/BLINDS		
Living Room		
Bedrooms		
Kitchen		
Dining Room		
ELECTRIC FIXTURES		
Light Fixtures		
Bulbs		
Switch Plates		
CLOSETS		
Shelves		
Walls		
Doors		
Other		
BATHROOMS		
MEDICINE CAB.		
Shelves		
Doors		
Mirror		
WALLS & TILE		
TUB & SHOWER		
Tub		
Shower Doors		
Shower Head		
FIXTURES		
Basin		
Drains		
Faucets		
Counter Tops		
Exhaust Fans		
Bowl		
Towel Racks		
Toilet Seat		
Soap Dish		
PATIO/BALCONY		
STORAGE AREA		
MISCELLANEOUS		
Keys		
Fire Blanket		
TOTAL PROPERTY DAMAGES		$

RESIDENT HEREBY ACCEPTS THE SUBJECT PREMISES TO BE IN GOOD CONDITION EXCEPT AS NOTED ABOVE.

MOVE-IN SIGNATURE:

Resident Signature(s) _____ Date _____

Resident Signature(s) _____ Date _____

By: Prodesse Property Group _____ Date _____

MOVE-OUT SIGNATURE:

Resident Signature(s) _____ Date _____

Resident Signature(s) _____ Date _____

By: Prodesse Property Group _____ Date _____

PRODESSE PROPERTY GROUP
TOXIC MOLD PROTECTION ACT & GENERAL MOLD NOTIFICATION ADDENDUM

THIS AGREEMENT is entered into on 12/01/2026 by and between Prodesse Property Group, “Management,” and Test - College Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 3403 CSM Drive, #309, San Mateo, CA 94402 “Premises”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

TOXIC MOLD PROTECTION ACT
In accordance with the Toxic Mold Protection Act of 2001, Management is providing Resident with the attached four-page booklet titled, “Information on Dampness and Mold for Renters in California” published by the California Department of Public Health.

GENERAL MOLD NOTIFICATION
It is our goal to maintain the highest quality living environment for our residents. Therefore, know that Management has inspected the Premises prior to lease and knows of no damp or wet building materials and knows of no mold or mildew contamination. Resident is hereby notified that mold, however, can grow if the Premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the Premises, it can cause mildew and mold to grow. It is important that Residents regularly allow air to circulate in the apartment. It is also important that Residents keep the interior of the unit clean and that they promptly notify Management of any leaks, moisture problems, and/or mold growth.

1. Resident agrees to keep the Premises free of dirt and debris that can harbor mold.
2. Resident agrees to immediately report to Management any water intrusion, such as plumbing leaks or drips.
3. Resident agrees to notify Management of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
4. Resident agrees to report to Management any significant mold growth on surfaces inside the Premises.
5. Resident agrees to allow Management to enter the Premises to inspect and make necessary repairs.
6. Resident agrees to use bathroom fans (if applicable) while showering or bathing and to report to Management any non-working fan.
7. Resident agrees to use exhaust fans whenever cooking, dishwashing, or cleaning.
8. Resident agrees to use all reasonable care to close all windows and other openings in the Premises when necessary to prevent outdoor water from penetrating into the Premises.
9. Resident agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible. (Note: Mold or mildew can grow on damp surfaces within 24 to 48 hours.)
10. Resident agrees to notify Management of any problems with the air conditioning or heating systems that are discovered by Resident.
11. Resident agrees to indemnify and hold harmless Management from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys’ fees that Management may sustain or incur as a result of the negligence of Resident or any guest or other person living in, occupying, or using the Premises.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Vista Date

_____ _____
Prodesse Property Group Date

Information on Dampness and Mold for Renters in California

Main points:

- Living in damp or moldy buildings increases the chances of respiratory problems like asthma.
- The critical warning signs are visible mold, water damage, damp materials, or mold smell.
- Dampness is needed for mold to grow, so if you control the dampness, you control the mold.
- Dampness or mold indoors may make housing substandard, per the California Health & Safety Code.



This booklet describes the increased risks to health, including specific health issues, that may result from exposures to dampness or mold in buildings. This booklet was produced in January 2021 by the California Department of Public Health (CDPH) in accordance with the 2001 Toxic Mold Protection Act (HSC §26148)

Health Problems from Damp or Moldy Buildings

Living or working in damp or moldy buildings increases the risk of many harmful health problems, including:

- asthma attacks in people who already have asthma
- a new asthma diagnosis
- respiratory infections, such as bronchitis
- breathing symptoms, such as hay fever, sneezing, stuffy nose, sore throat, wheezing, breathing difficulty, or cough
- eczema or skin rash

Mold can affect people differently. How much a person is affected depends on how sensitive they are and on how much they are exposed. Damp or moldy buildings are linked to health problems in people even if they do not have allergies.

Signs of Dampness or Mold

Signs of dampness or mold that may cause health problems include:

- **visible mold** (regardless of color), such as on wallsor ceilings, behind furniture or appliances, under carpets, or even hidden in areas not seen in the occupied areas of homes
- **mold odor**, noticed as an earthy, musty, or moldy smell
- **visible water damage**, such as water-stains or discoloration on walls or ceilings, peeling or bubbled paint, warped floors, or rotting wood
- **damp or moist materials**, including condensation on windows or walls

Any one of these signs indicates increased risks to health, and the more that any of them are present, the greater the risk of health problems. Tests that identify the types of mold or the amounts of mold in buildings are not useful in telling us about the health risks. This is *why CDPH does not recommendtesting for mold, such as measuring mold spores in the air*



Causes of Building Dampness that Can Allow Mold to Grow

The dampness that is necessary for indoor mold to grow can come from either inside or outside a building.

Indoor sources include:

- leaking or burst water pipes, for instance under sinks inside walls
- not enough venting to the outside by open windows or exhaust fans in places where water is used or moisture is produced (for example, bathrooms, laundry areas, kitchens, and water heaters)
- condensation (water droplets) on cold surfaces, including windows

Outdoor sources include:

- water coming in through leaky roofs or poorly-sealed windows, or from flooding
- damp, exposed dirt in crawl spaces
- outdoor surfaces that slope and drain water toward a building, including from a downspout





Fixing Dampness and Mold Problems

The California Health & Safety Code (HSC §17920.3) says that when dampness or visible mold (or certain other conditions) in a home is a hazard to the health of occupants, the home is *substandard* and the property owner must fix the conditions. The Code excludes mold that is "minor and found on surfaces that accumulate moisture as part of their properly functioning and intended use."

CDPH recommends fixing dampness and mold problems as follows:

- identifying and correcting the source of any water that may allow mold to grow
- rapid drying or removal of damp materials
- cleaning or removing mold and moldy materials as rapidly and safely as possible

Note: if a moldy area is simply bleached, cleaned, or painted over—without fixing the source of the dampness—the mold is likely to grow again.

Renters in California

The California Health & Safety Code requires property owners to provide a rental unit that is safe and healthy for the people living in it. Prospective renters should look for obvious conditions that show dampness or mold, and also less obvious signs like water leaks under the kitchen and bathroom sinks or moldy odor in a sealed-up home. Also look for conditions likely to cause future problems, like a bathroom that has no working vent fan or no window that opens, or a clothes dryer without an outside vent.

For renters who suspect there is dampness or mold:

1. Tell the property owner or manager. Early detection and correction of the dampness and mold problems can reduce the risks to your health and prevent the problem from getting worse.

2. If your property owner will not respond to your concerns in a reasonable amount of time, contact your local (city or county) code enforcement agency and ask for a code enforcement officer to inspect for violations. Many dampness or mold problems in rental homes are the responsibility of the property owner and must be addressed by them. However, a code enforcement officer may determine that dampness or mold in a building results from a tenant's actions or inactions – for instance, not using available bathroom ventilation during showers.

3. If the local inspector determines there is a violation, they can require the property owner to correct the problem.

Additional Resources

For general information on dampness and mold and a list of local code enforcement agencies, with a focus on dampness and mold, see www.cdph.ca.gov/iaq/mold. To see an animated video series, Mold in the Home, visit www.cdph.ca.gov/mold.

Property owners must provide a rental unit that is safe and healthy for the people living in it.

Tenants must notify property owners of any dampness or mold problems.

PRODESSE PROPERTY GROUP
PESTICIDE NOTICE DISCLOSURE

THIS AGREEMENT is entered in on 12/01/2026, by and between Prodesse Property Group, “Management,” and Test - College Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 3403 CSM Drive, #309, San Mateo, CA 94402.

This is to inform you pesticides may have been applied in the past to the Premises and/or the apartment or building in which the Premises is located. California law requires that building owners and operators provide tenants with the following written notice concerning the application of pesticides:

CAUTION – PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for the use by the California Department of food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized. If rodenticide ingestion occurs, you may experience symptoms of mild shock and or bleed anticoagulant reaction. If within 24 hours following application, you experience flu like symptoms, headaches, dizziness, nausea, tearing, coughing, nose and throat irritation or develop shortness of breath, double vision, unusual drowsiness and weakness, or tremors, contact your physician or Poison Control Center at (800) 986-4766 and the Property Manager immediately.

For further information contact any of the following:

Poison Control Center	(800) 986-4766
County Health Department	(408) 918-3400
Santa Clara County AG Commissioner	(408) 918-4600
Alameda County AG Department	(510) 670-5232
San Mateo County AG Department	(650) 363-4700
Contra Costa AG Department	(925) 646-5260
Structural Pest Control Board	(800) 737-8188, 1430 Howe Ave, Sacramento, California 95825

The following pesticides are commonly used for the extermination of pests and wildlife. One or more of these materials may be used in, on, or around the Premises. You may request specific information from Management about which pesticides are to be applied and when they are to be applied.

19-3-10/0.20% Dimension (Dithiopyr)	Drive XLR8 (Dimethylamine Salt of Quinclorac)	PHOSPHO-Jet (Mono-and di-potassium salts of Phosphorous Acid)
24-3-8 w/Dimension (Dithiopyr)	Dragnet (Permethirin) FMC	Pignx Caulking Gel Pigeon (Capsaicin)
565 Plus XLO (Pyrethrins, Allethrin, Piperonyl Butoxide, Technical)	Drax (Orthoboric Acid) Waterbury	Precor 2000 Plus (Methoprene) Zoecon
960 Vector Fruit Fly Trap (Acetic Acid)	Drione (Pyrethrins) Aventis	Precor Fogger (Methoprene) Zoecon
AC 90 (Chlorphacinone) Bell Labs	ECO Exempt Jet (2-Phenethyl Propionate+Rosemary Oil)	PT 565 (Pyrethrin) Whitmire
ACE-Jet (Acephate)	Espanlade 200 SC (Indaziflam)	Perma-Dust PT240 (Boric Acid) Whitmire
Advance 375A Select & Advance 360A Dual Choice Bait (Abamectin B1)	Esplanade EZ (Indaziflam, Diquatl Dibromide, Glyphosate, Isopropylamine Salt)	Premise 75 & Premise Foam (Imidaloprid)
Advance Cockroach Bait (Dinotefuran)	Essentria D (2-Phenylethyl Propionate, Eugenol, Soybean Oil)	Prentox ExciteR (Piperonyl Butoxide Technical Pyrethrins)
Advance Gel Bait (Boric Acid) Whitmire	Essentria G Wellmark International	Pro Control Fogger Plus (Pyrethrins/Cyfluthrin) Whitmire
Advance Granular Carpenter Any Bait (Abamectin B1)	Essentria IC3 (Rosemary Oil, Geraniol, Peppermint Oil)	Pro Control Plus (Pyrethrins/Cyfluthrin) Whitmire

Resident Initials:

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Advance Liquid Ant Bait (Sodium Tetraborate Decahydrate (Borax))	Evergreen (Pyrethrins)	Pro Foam Platinum (Sulfates Disodium Lauroampho Diacetate)
Advion Ant Bait Arena (Indoxacarb)	Exciter (Pyrethins, Piperonyl Butoxide)	ProCitra-DL (d-Limonene)
Advion Cockroach Bait Arena (Indoxacarb)	Exponent (Piperonyl Butoxide)	Prograss (Ethofumesate)
Advion Coackroach Gel Bait (Indoxacarb)	Foam Fighter (Dimethyl Silicone Fluid Elumsion)	Prosecutor Pro (Glyphosate)
Advion Insect Granule (Indoxacarb)	Fumitoxin (Aluminum Phosphide) Pestcon Systems	Purge III (Pyrenthrins)
Answer Pocket Gopher Bait (Diphacinone)	Fusilade II (Fluazifop-P butyl)	Pyronyl OR 3610 (Pyrethrin, PBO, N-octyl Bicycloheptene Dicarboximide)
	Gallery 75 DF (Isoxaban)	Quickstrike Fly Abatement Strip (Nithiazine)
	Garlon 4 Ultra (Triclopyr)	QuikPro (Glyphosate + Diquat dibromide)
AGRI-FOS (Mono-and di-potassium salts of Phosphorous Acid)	Gentrol (Hydroprene) Zoecon	Quintox Mouse Seed Place Pacs (Cholecalciferol)
Allure MD (Z-9, E-12-Tetradecadien-1-yl acatate)	Gentrol IGR Concentrate (S-Hydroprene)	Rat-Out Gel (Garlic Oil, White pepper)
Aldesan Microboiocide (Formaldehyde)	Gentrol Point Source Roach Control Device (S-Hydroprene)	Rejex-it (Methyl Anthranilate)
Alpine Dust Insecticide (Dinotefuran) BASF	Gopher Getter (Strychnine) Wilco	Resolv Soft Bait (Bromadionlone)
Alpine WSG Whitmire	Green Lawnger	Rodent Bait Oats (Chlorphacinone) King County
Alpine Flea with IGR (Dinotefuran, Pyrippxyfen, Prallethrin)	Harmonix (Pyrethrins) Bayer	RoundUp Custom (GLYPHOSATE, ISOPROPYLAMINE SALT)
PT 565 (Pyrethrin) Whitmire	Mole Patrol (Warfarin) Wilco	
Perme-Dust PT240 (Boric Acid) Whitmire	Rodent Bait Oats (Chlorphacinone) King County	Rozol Pocket Gopher Bait (Chlorophacinone-Liphadione)
Pro Control Fogger Plus (Pyrethrins/Cyfluthrin) Whitmire	ZP Tracking Powder (Zinc Phosphide) Bell Labs	Safari 20 SG (Dinotefuran)
Suspend SC (Deltamethrin) Aventis	ZP Zinc Phosphide) Bell Labs	SFM-75 (Sulfometuron Methyl)
Alpine Pressurized Fly Bait (Dinotefuran)	Headway G (Azoxystrobin)	Shatter (Hexaflumuron)
Altrset (Chlorantraniliprole)	Heritage (Azoxystrobin)	Siege PBS (Hydrmethylnon)
Altosid Brisquets (S-Methoprene)	Hot Foot Gel (Polybutene)	Sledgehammer (Halosulfuron-methyl)
Arbor OTC (Oxytetracycline Hydorchloride)	IMA-Jet (Imidacloprid)	Sluggo (Iron Phosphate)
Archer (Pyriproxyfen)	Imped Rods (Anhydrous Disodium Octaborate)	Sluggo Leaf Life (Iron Phosphate)
Arena 0.25G (Clothianidin)	Invade Bio Foam (Ethyl Alcohol)	Snapshot (Trifluraline, isoxaben & isomers)
Arilon (Indoxacarb)	Invade Bio Cleaner (Citrus Oil)	SpeedZone Southern (Carfentrazone-ethyl, 2-4-D, 2-ethylhexyl ester, MCPP, Dicamba)
Avert Gel (2)(3) (Abamectin) Whitmire	Invite Fruit Fly Trap (Pheromone)	Steri-Fab (Isopropanol)
Avert 310 (Abamectin) Whitmire	Invite Multi Lure Oil (Grain Oil & Synthetic Pheromone)	Sureguard (Flumioxazin)
Avert Dry Flowable Cockroach Bait Formula 1 (Abamectin B1)	Kaput (Warfarin) Scimetrics	Suspend SC (Deltamethrin) Aventis

Resident Initials:

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Avitrol Whole Corn (4-Aminopyridine)	Kaput D (Diphacinone)	Rozol Pocket Gopher Bait (Chlorophacinone-Liphadione)
Aza-Sol (Azadirachtin)	Landmark XP (Sulfometuron methyl+Chlorsulfuron)	Safari 20 SG (Dinotefuran)
Azatrol (Azadirachtin)	Larva Lur (Propoxur)	SFM-75 (Sulfometuron Methyl)
Bandit (Imidacloprid)	Lesco Hort Oil (Mineral Oil)	Suspend Polyzone (Deltamethrin) Bayer
Banner Maxx II (Propiconazole)	Lesco Three-Way (2,4-D, MECOPROP-p and DICAMBA)	Talon-G Rodent Bait Pac (Brodifacoum Technical)
Bedlam (3-Phenoxbenzyl)	Liqua-Tox II (Sodium Salt of Diphacinone)	Talpirid (Bromethalin)
Bora-Care (Disodium Octaborate Tetrahydrate)	Maintain CF 125 (Methyl Ester Chloreflurenol, Flurecol-Methyl 1-2, 7-Dichloro-9-Hydroxyfluorene-9-Carboxylate)	Talstar EZ Granular (Bifenthrin) FMC
Borid (Boric Acid) Cline Buckner	Maxforce FC Ant Gel (Fipronil) Maxforce	Talstar Liquid (Bifenthrin) FMC
BP 100 or BP 300 (Pyrethrins) Whitmire	Maxforce FC Roach Gel (Fipronil) Maxforce	Taurus SC (Fipronil)
BTI Briquets (Bacillus Thuringiesis)	Maxforce Fly Spot Bait & Granular Bait (Imidacloprid)	Tempo Dust (Cyfluthrin) Bayer
Capstone (Aminopyralid, Triclopyr)	Maxforce Granules (Hydramethylnon) Maxforce	Tempo SC Ultra (Beta-Cyfluthrin)
Card-O-Vap 8 (Dichlorvos, DDVP)	Maxforce Impact (Clothianidin)	Temprid SC Insecticide (Imidacloprid/beta-Cyfluthrin) Bayer
CB 80 extra (Pyrethins) Waterbury	Maxforce Quantum (Imidacloprid)	Terad3 Ag Blox & Pellets (Cholecalciferol)
CB D Foam Aerosol (Deltamethrin)	Merit 75 WSP (Imidacloprid)	Termidor Dry & Termidor Foam & Permidor SC & Termidor HE (Fipronil)
Chase Granular Mole Gopher Repellant (Castor Oil USP, Sodium Lauryl Sulfate)	Microcare 3% CS (Pyrethrins, Piperonyl Butoxide, Technical)	Tengard & Tengard SFR (Permethrin)
Chloropricrin	Microcare (Pyrethrins) Whitmire	Terro Ant Liquid Bait (Sodium Tetraborate Decahydrate)
Clean Air Purge III (Pyrenthrins, Piperonyl Butoxide, Technical)	Milestone Spaeciality (Aminopyralid)	Timbor (Disodium Octaborate Tetrahydrate)
CimeXa (Amorphous Silica Gel)	Mole Patrol (Warfarin) Wilco	Transport GHP (Bifenthrin Acetamipred)
Cimi Shield - Soybean Oil	Mother Earth (Diatomaceous Earth) Whitmere	TREE-age (Emamectin Benzoate)

California law also requires persons exposed to substances (regulated under the Safe Drinking and Toxic Enforcement Act of 1986, commonly referred to as “Proposition 65”, to be provided a clear and reasonable warning, as some of the pesticides listed above are chemicals regulated under Proposition 65. You are advised as follows:
WARNING: The area within the interior or exterior of the Premises may contain a substance known to the State of California to cause cancer, birth defects, or other reproductive harm.
Resident acknowledges having read the above disclosures and pesticide list and understands that any of the pesticides listed may have been used at, on or within the Premises in the past and may also be used at, on or within the Premises in the future.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Vista Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
BED BUG ADDENDUM

THIS AGREEMENT is entered in on 12/01/2026, by and between Prodesse Property Group, "Management," and Test - College Vista "Resident". This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 3403 CSM Drive, #309, San Mateo, CA 94402

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

It is the goal of Management to maintain the highest quality living environment for all Residents. Management has inspected the Premises prior to occupancy by Resident and knows of no bed bug infestation. Resident has an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bed bugs, minimizing an infestation, and limiting its spread. It is important to underscore that travelers are mainly responsible for the transfer of bed bugs.

Information about bed bugs, pursuant to AB 551:

Bed Bug Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about ¼ of an inch in length. Their color can vary from red and brown to copper color. When a bed bug feeds its body swells, may lengthen and becomes bright red, sometime 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, 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 marks, especially on legs, arms and on the 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.

For more information, see the Internet Websites of the U.S. Environmental Protection Agency and the National Pest Management Association.

http://www2.epa.gov/bedbugs

http://www.pestworld.org/all-things-bed-bugs/

By initialing as provided, Resident represents that all furnishings and other personal property that will be moved into the Premises are free of bed bugs.

Resident Initials:

Guarantor Initials _____

Resident agrees to maintain the Premises in a manner that prevents the occurrence of a bed bug infestation in the premises. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. Resident shall check for hitch-hiking bed bugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs *before* you enter the Premises. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation. After guests visit, inspect beds, bedding, and upholstered furniture.
2. Resident shall remove clutter. Bed bugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry, especially under the bed and in closets. Reducing clutter also makes it easier to carry out housekeeping.

Resident Initials:

Guarantor Initials _____

3. Resident shall keep the Premises clean. Vacuum and dust regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bed bugs, and report these immediately.
4. Resident shall arrange furniture to minimize bed bug hiding places. If possible, keep beds and upholstered furniture several inches away from the walls. Bed bugs can jump as far as three inches.
5. Resident shall cover mattresses and box springs with zippered covers that are impermeable to bed bugs. These are relatively inexpensive, and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer.
6. Resident shall avoid using appliances, electronics and furnishings that have not been thoroughly inspected for the presence of bed bugs. Make sure that the electronics, appliance, or furniture company has established procedures for the inspection and identification of bed bugs or other pests. This process should include inspection of trucks used to transport appliances, electronics, or furniture. Never accept an item that shows signs of bed bugs. Never take discarded items from the curbside.
7. Resident shall report any problems immediately. Specifically, Resident shall:
   1. Report any signs of bed bugs immediately. Do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from the Premises to adjacent property.
   2. Report any maintenance needs immediately. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.
8. Resident shall cooperate with pest control efforts. If the Premises (or neighboring property) is infested with bed bugs, a pest management professional may be called in to apply pesticides. The treatment is more likely to be effective if the Premises is properly prepared. Resident will be given written instructions from the pest management professional and agrees to comply with their recommendations and all preparations necessary for treatment.

Resident agrees to reimburse Management for all bed bug related expenses including but not limited to attorney's fees and pest management fees that Management may incur as a result of an infestation of bed bugs in the Premises.

Resident agrees to indemnify and hold Management harmless from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that Management may sustain or incur as a result of the negligence of Resident or any guest or other person living in, occupying, or using the Premises.
It is acknowledged that Management shall not be liable for any loss of Resident's personal property as a result of an infestation of bed bugs. Resident further agrees that Resident's sole remedy to cover such losses shall be from personal property insurance purchased and maintained by Resident.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Vista Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
AB1482 TENANT PROTECTION ACT OF 2019

THIS AGREEMENT is entered in on 12/01/2026, by and between Prodesse Property Group, “Management,” and Test - College Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 3403 CSM Drive, #309, San Mateo, CA 94402.

Pursuant to California Assembly Bill 1482 Tenant Protection Act of 2019, Resident is hereby notified that:

“California law limits the amount your rent can be increased. See section 1947.12 of the Civil Code for more information. California law also provides that after all of the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.”

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Vista Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
PET AGREEMENT

THIS AGREEMENT is entered into on 12/01/2026, by and between PRODESSE PROPERTY GROUP, “Management” and Test - College Vista “Resident.” This agreement is an Addendum and is part of the Rental Agreement between Management and Resident.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. The Rental Agreement provides that without Management's prior written consent, no pets shall be allowed in or about said Premises.
2. Resident desires to keep the below described pet(s) hereinafter referred to as "Pet(s)":

Pet Type	Breed	Weight	Age	Color	Name	Gender	Spay/Ntrd

3. Resident shall pay Management a sum of $0.00 each month as Pet Rent. Payment of Pet Rent shall fall under the same terms and conditions as rent in the Rental Agreement between Resident and Management.
4. Resident shall pay a one-time non-refundable fee of $200.00 at move-in for Management to use when Resident vacates the Premises to inspect for pests such as fleas or mites. Inspection documentation will only be provided if the inspection for pests is positive and treatment is needed.
5. Resident agrees to notify Management in writing if they no longer have the Pet described above. Management will cease Pet Rent billing on the last day of the month Resident notified Management.
6. In the event of default by Resident of any of the terms of this Addendum, Resident agrees, within three days after receiving written notice of default from Management, to cure the default or vacate the Premises. Resident agrees Management may revoke permission to keep said Pet on the Premises by giving Resident written thirty (30) day notice.
7. Resident agrees to comply with all applicable Health and Safety Code, and all other applicable governmental laws and regulations.
8. Resident represents the Pet(s) are quiet and "housebroken" and will not cause any damage or annoy other persons.
9. Resident agrees that the Pet will not be permitted outside the Premises, unless restrained by a leash. Use of the grounds or Premises for sanitary purposes is prohibited.
10. If the Pet is a cat, Resident must provide and maintain an appropriate litter box.
11. If the Pet is a bird, the bird shall not be let out of the cage.
12. If the Pet is a fish, the water container shall not be over 100 lbs. and shall be placed in a safe location in the Premises. Proof that Resident’s renter’s insurance will cover any water damage as a result of breakage is required on water containers in excess of 25 gallon capacity.
13. No Pet shall be fed on unprotected carpeting within the Premises. Resident shall prevent any fleas or other infestation of the Premises.
14. Resident shall not permit the Pet to cause any damage, discomfort, annoyance, nuisance or in any way to inconvenience, or cause complaints, from any other person. Any "mess" created by the Pet shall immediately be cleaned up by Resident.
15. Resident shall be liable to Management for all damages or expenses incurred by or in connection with said Pet, and shall hold Management harmless for any and all damages or costs in connection with said Pet and shall hold Management harmless for same.

Resident Initials:
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16. If Management becomes aware that the Resident has not been in residence for an extended period of time and has no indication that Resident will return, Management may make an emergency entrance into the Premises to check on the health and welfare of the Pet. City or County Animal Services may be contacted if necessary and if they deem necessary, Pet may be removed by City or County Animal Services to be placed in their care and custody

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Vista Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
INSURANCE ADDENDUM

THIS AGREEMENT is entered into on 12/01/2026, by and between Prodesse Property Group, “Management,” and Test - College Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 3403 CSM Drive, #309, San Mateo, CA 94402 “Premises”, located in **College Vista** “Property”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. Resident understands that the property and liability insurance policies carried by Management and the owner of the Premises may not protect Resident, Resident’s guests or any other occupants against loss or damage to personal property or belongings, or cover Resident’s liability for loss or damage caused by Resident’s actions, or those of Resident’s guests or any other occupants of the Premises. Resident understands that by not maintaining a Renter’s Insurance or Liability Insurance policy, Resident may be liable to Management, the owner of the Premises and others for loss or damage caused by Resident’s actions or those of any occupant or guest of Resident in the Premises.

2. Resident agrees to purchase and maintain, at Resident’s sole cost and expense, during the term of the Rental Agreement and any subsequent renewal periods, a standard type of Renter’s Insurance policy or Tenant Liability Insurance policy issued by a licensed company of Resident’s selection which provides limits of liability and fire coverage in an amount no less than $100,000 on a per occurrence basis, which policy shall name Management and as an interested party and contain an endorsement requiring the insurer to give Management at least 30 days’ written notice of any cancellation or expiration of the insurance policy “Required Insurance”. Resident may obtain the Required Insurance coverage from any qualified insurance agent or insurance company of Resident’s choice.

3. Tenant Liability Insurance does not protect Resident against loss or damage to Resident’s personal belongings – only a Renter’s Insurance policy provides this protection. Tenant liability and fire insurance can provide Resident added financial security in the event of a fire or other event so that savings and future earnings of Resident will be protected up to the amount of coverage Resident elects to purchase. In addition, the selected policy may provide coverage for Resident’s representation and defense in the event of a loss. Resident may, at Resident’s option and sole discretion, elect to purchase a policy that provides additional coverage to cover any personal possessions of Resident in an amount that Resident determines is sufficient to protect Resident from losses to Resident’s personal property.

4. Resident agrees to request, at Resident’s sole expense, a certificate of insurance from Resident’s selected insurance carrier that lists and Prodesse Property Group, 655 Mariners Island Boulevard, Suite 301, San Mateo, CA 94404 as “interested party” on Resident’s policy.

5. Resident agrees to provide written proof of insurance coverage to Management prior to taking possession of the Premises and prior to either the renewal of Resident’s Rental Agreement term or prior to the expiration of insurance which Resident has placed to satisfy the terms of this Insurance Addendum. Resident agrees to renew and keep the appropriate level of insurance in place during the entire term of Resident’s tenancy at the Premises. Resident further agrees that no lapse in coverage will occur and that Resident will renew or replace Resident’s coverage prior to expiration.

6. If Resident does not maintain Required Insurance or if proof of Required Insurance, acceptable to Management in its reasonable discretion, is not provided to Management prior to occupancy of the Premises by Resident, or prior to any cancellation or expiration of such policy, then Resident is in breach of the Rental Agreement and Resident hereby agrees that in order to avoid such a breach, Management shall have the right, but not the obligation, to purchase replacement coverage and to charge Resident a fee to cover the expense for such insurance. The insurance requirement of this Rental Agreement may then be satisfied by Management, who may schedule the Resident’s unit for coverage under the Management Placed Tenant Liability Insurance policy “MPTLI”. The coverage provided under the MPTLI will include Required Insurance coverage listed above. An amount equal to the total cost to Management of adding Resident’s unit to the MPTLI shall be charged back to Resident by Management, or Management’s authorized representative. Some important points of this coverage, which Resident should understand are:

   A) Management is the Named Insured under the MPTLI. Resident is an interested party under the tenant liability component of the MPTLI policy for liability arising from on-premises Bodily Injury and Property Damage up to the Limits of Liability appearing above.

Resident Initials:

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B) MPTLI coverage is not personal liability insurance or Renter's Insurance. Management makes no warranty or representation that MPTLI covers the Resident's personal property (contents) or additional living expenses. Although coverage may be similar to a personal liability insurance policy or the liability portion of a Renter's Insurance Policy, the MPTLI may not protect Resident as if Resident had purchased personal liability or Renter's Insurance from an insurance agent or insurance company of Resident's choice. Certain restrictions apply.

C) Coverage only applies to liability arising on the Premises. Resident is not insured away from the Premises.

D) Coverage under the MPTLI policy may be more expensive than the cost of Required Insurance available to Resident. At any time, Resident may contact an agent of their choice for personal liability or Renter's Insurance options to satisfy the Required Insurance under the Rental Agreement.

E) Licensed insurance agents may receive a commission on the LTPLI policy.

F) The fee to cover the expense of this coverage shall be Ten Dollars ($10.00) per month. Management retains the right to charge Resident One Dollar ($1.00) per month for administrative costs, which is included in the above amount; the balance of the payment is insurance premium. Resident agrees that the fee shall be due and payable as additional rent immediately upon placement of coverage under the MPTLI policy and in all subsequent months, the fee shall be due and payable on the first day of each calendar month. All terms and conditions regarding late payment and non-sufficient funds, as outlined in the Rental Agreement, shall apply to Resident's MPTLI policy fees payable by Resident to Management.

G) Subject to the terms of the policy, MPTLI will extend legal defense to Resident in the event of actual or alleged liability for bodily injury or property damage not otherwise excluded by the MPTLI policy. MPTLI is designed to fulfill the insurance requirement of the Rental Agreement.

H) Coverage under the MPTLI policy is not mandatory as Resident may purchase Required Insurance from an insurance agent or insurance company of Resident's choice at any time and coverage under the MPTLI policy will be immediately terminated once Resident has provided Management with written proof of Required Insurance. Once acceptable proof of insurance has been provided to Management, monthly billings to Resident for insurance coverage under the MPTLI plan will cease, until and unless Resident's coverage lapses prior to Resident terminating the Rental Agreement and vacating the Premises. No prorated or partial refunds for the MPTLI coverage will be given.

7. Election of insurance coverage or damage waiver. Resident agrees to the following with respect to Resident's obligations to provide Required Insurance (Initial one):

[ ] Resident hereby agrees to purchase Required Insurance through ResidentShield (www.ResidentShield.com). If Resident has questions regarding ResidentShield, Resident shall call 1-800-566-1186 or visit www.ResidentShield.com. Employees of Management are not licensed agents. Please note: the ResidentShield plan is not owned or operated by Management and Management makes no guarantees, representations, or promises concerning the insurance or services provided by ResidentShield. Resident is under no obligation to purchase Required Insurance through ResidentShield.com.

[X] Resident hereby agrees to purchase Required Insurance from an insurance company of Resident's choice. If Resident elects to purchase Required Insurance from a company other than ResidentShield, Resident will provide Management with written proof of compliance with this Rental Agreement Addendum on or prior to the Rental Agreement commencement date, and any time such proof is requested by Management. Resident's insurance company will be required to name and Prodesse Property Group, 655 Mariners Island Boulevard, Suite 301, San Mateo, CA 94404 as "interested party" on Resident's policy whereby Management and will receive notices of pending cancelation or actual policy cancelation of Required Insurance selected by Resident.

Resident Initials:

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PRODESSE PROPERTY GROUP
INSURANCE ADDENDUM
(CONTINUED)

[ ] Resident hereby agrees to purchase Required Insurance by requesting that Management add the Premises to the Management Placed Tenant Liability Insurance policy "MPTLI". Employees of Management are not licensed agents. Please note: the MPTLI plan is not owned or operated by Management, and Management makes no guarantees, representations, or promises concerning the insurance or services provided by the MPTLI plan. Resident is under no obligation to purchase Required Insurance through the MPTLI plan.

Resident and Management hereby agree that subrogation is allowed by all parties and that this agreement supersedes any language contained in the Rental Agreement which may be in conflict with this paragraph.

8. All other terms and conditions of the Rental Agreement shall remain in full force and effect.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Vista Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
AFFORDABLE HOUSING ADDENDUM

THIS AGREEMENT is entered into on 12/01/2026 by and between Prodesse Property Group, “Management,” and Test - College Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 3403 CSM Drive, #309, San Mateo, CA 94402 “Premises”, located in College Vista “Property”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

Affordable Housing Program. Resident understands and acknowledges that the Property is operated in accordance with Affordability Covenants and Restrictions ("Regulatory Agreement") between the Owner and The City of San Mateo ('the City"). The Property and the Rental Agreement are subject to various laws, rules and regulations governing the affordable housing component of the Property contained within the Regulatory Agreement (hereinafter referred to as the "Program" and each unit subject to the Program a "Program Unit"). Resident understands and agrees that this Addendum and/or the Rental Agreement may be amended at any time upon thirty (30) days' notice as necessary to ensure compliance with all laws, rules, regulations, and agreements governing the Program and/or the Property.

Annual Income and Household Size Certification. Management will verify income and household size of all households in Program Units on an annual basis and understands that they must income-qualify for the Program each year. Resident agrees that the verification of family income and household size shall be deemed substantial and material obligations of the Rental Agreement. Resident further agrees to cooperate fully in the certification and recertification process including timely providing to Management or its designee, the City, or any Administrator appointed by the City under the Regulatory Agreement all necessary information regarding household income and household composition as well as signing all necessary verifications, authorizations and other forms relating to the certification and recertification process. Failure to provide accurate information with respect to income or household size or the refusal to comply with the provisions of this Addendum shall be deemed a violation of a substantial obligation of the Rental Agreement.

Misstatements on Application or Certification Forms. Resident has completed an application and income certification and household composition forms in connection with securing the Rental Agreement. Resident represents that all information provided to Management and the City or its Designee is true, complete and correct to the best of Resident's knowledge. The City or its Designee has relied upon the statements set forth in those documents in deciding to rent the Premises to Resident and in determining Resident's eligibility for the Program. It is agreed that, should Management or the City or its Designee subsequently discover any misstatements or omissions of fact in the Resident's application or on any certification forms, any such misstatements or omissions shall be deemed a material and incurable breach of the Rental Agreement and will be cause for immediate termination of the Rental Agreement subject to the notice and process requirements of applicable law.

Program Eligibility Certification. If Resident is occupying a Program Unit, Resident's eligibility for housing under the Program must be certified each year and confirming their income falls within Program Limits, which are updated each year pursuant to the County of San Mateo Area Median Income. Resident agrees to fully cooperate in the recertification process, including, without limitation, by timely providing to Management all necessary information regarding household income and household composition as well as signing all necessary verifications, authorizations and other forms relating to the recertification process. Failure to provide accurate and timely information required for recertification will constitute a material breach of the Rental Agreement and may lead to the termination of the tenancy.

Increase in Household Income. If upon annual certification, the gross household income exceeds the applicable income limit under the Regulatory Agreement, the Program Unit may cease to qualify pursuant to the Program and Resident's rent may be subject to increase to the current market rate subject to the notice required by applicable law or their tenancy may be terminated as the household no longer qualifies.

Change in Occupants. Resident understands and agrees that additional occupants will be allowed and/or disallowed in accordance with income guidelines per the Regulatory Agreement, Management's occupancy standards and applicable laws. Before any change in occupancy occurs, Resident must receive written permission from Management. Changes in occupancy may result in overqualification for the Program.

Resident Initials: _____

Disclosure of Information Provided. Resident understands information provided by Resident to Management may be subject to inspection by Management, its designees, the City, any Administrator appointed by the City under the Regulatory Agreement, or certain government agencies or their agents who may have oversight over the Program, the Property, Management, or Owner's application for any exemption from property taxes**.** The collection and disclosure of information is subject to the Privacy Policy on the college website:

Canada Vista: https://www.canadavistasmcccd.com/privacy-policy/

College Vista: https://www.collegevistasmcccd.com/privacy-policy/

College Ridge: https://www.collegeridgesmcccd.com/privacy-policy/

By signing this Addendum, Resident agrees to this collection and disclosure of personal information in confirming compliance with the Program.

Nondiscrimination. The lessor herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through him, and this Rental Agreement is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, sexual orientation, marital status, family status (minor children or no minor children), national origin, ancestry, or disability in the Rental Agreement, sub Rental Agreement, transfer, use, occupancy, tenure or enjoyment of the land herein leased nor shall the lessor, or any person claiming under or through lessor, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein leased.

No Third-Party Beneficiary. Resident is not a party to the Regulatory Agreement between the Owner and the City, nor is Resident entitled to claim any right or benefit under the Regulatory Agreement, including the status of a third-party beneficiary under the Regulatory Agreement. Nothing in the Regulatory Agreement, express or implied, is intended to confer any rights or remedies, on any persons other than the parties to it and their respective and permitted successors and assigns.

Subordination. In addition to any subordination clause contained in the Rental Agreement, the Rental Agreement is also subordinate to the Regulatory Agreement. The Agreement is hereby incorporated into this Addendum and the Rental Agreement and made part thereof. Resident agrees to abide by the Agreement in all respects. Any failure to comply with the Agreement shall be deemed a breach of the Rental Agreement.

The undersigned certifies that they have read and understood the above provisions of this Addendum and agree(s) to abide by its terms.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____

Test - College Vista Date

Prodesse Property Group Date

PRODESSE PROPERTY GROUP
ACTIVITIES PARTICIPATION AND RECREATIONAL FACILITY USE AGREEMENT WAIVER OF RIGHTS AND GENERAL RELEASE

THIS AGREEMENT is entered into on 12/01/2026 by and between Prodesse Property Group, “Management,” and Test - College Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 3403 CSM Drive, #309, San Mateo, CA 94402 “Premises”, located in College Vista “Property”.

Together Resident and Management are referred to herein as the "Parties."

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

Activities and Recreational Facilities: From time-to-time Management offers its residents the opportunity to participate in a variety of activities, events, and services, such as socials, fitness classes, and other optional activities ("Activities"). Some of the Activities are sponsored by Management and some are sponsored by outside instructors or other organizations. In addition, lawful residents of the Property, and sometimes their guests, may have access to various recreational facilities available at the Property, which may (or may not) include, a fitness center, pool, spa, sauna, business center, billiard room, or similar amenities (hereinafter referred to collectively as "Recreational Facilities ').

Participation and Use: In order to participate in Activities and use the Recreational Facilities at the Property, each Resident, and their guests where allowed, must acknowledge and agree to the following terms governing participation and use. Therefore, for good and valuable consideration, including, but not limited to the opportunity to participate in Activities and use the Recreational Facilities, each of the undersigned Residents hereby acknowledge and agree to the following.

Rules: Resident agrees to abide by all of the rules and regulations, and ensure that their Guests abide by the same, which may be adopted from time to time by Management to promote the safe and healthy enjoyment of the Recreational Facilities and participation in the Activities ("Rules"). Applicable Rules may be set forth in the Community Policies and House Rules, posted at the Recreational Facilities or otherwise conveyed to Resident verbally or in writing by Management by and through its employees or agents Resident understands and agrees that Resident may be asked to leave and subsequently be prohibited from using the Recreational Facilities or participating in Activities if Resident does not follow all of the Rules implemented by Management, behaves inappropriately, acts disruptively, or violates applicable laws. Any Resident asked to leave a Facility or Activity for violation of this Paragraph shall not be deemed a reduction in housing service for any resident of the Property and shall not be grounds for a reduction in rent.

Responsibility For Household Members and Guests: Signatories to this Agreement are responsible for the conduct and safety of all household members, including children, and all guests of the Household. All household members and guests must comply with the Rules and any failure to do so is a breach of both this Agreement and the Rental Agreement.

Changes In Activities and Recreational Facilities: There is no set schedule of Activities and Management may decide to discontinue Activities at any time without notice. Similarly, Management may change, expand, remove or add Recreational Facilities at any time in its sole discretion.

Certification: By using any of the Recreational Facilities, Resident certifies that Resident is in good physical health and legally and physically able to participate in physical activities and use the equipment at the Recreational Facilities.

Voluntary Participation: Participation in Activities and use of Recreational Facilities is purely voluntarily and at the Resident's own risk. Prior to participating in any Activity or using any Recreational Facility, Resident agrees to fully ascertain, appreciate and understand the risks and assume same.

Resident Initials:

_____

Assumption of Risk: Resident understands and acknowledges that accidents sometimes occur during the use of the Recreational Facilities or participation in Activities taking place on, in and around the Recreational Facilities, whether resulting from Resident's exercise activities, participation or as a bystander and that some medical conditions may be exacerbated or aggravated, and that Residents occasionally sustain mortal or serious personal injuries and/or property damage as a consequence of participating in the Activities or using the Recreational Facilities. Resident further understands and acknowledges that Resident's use of the Recreational Facilities or participation in the Activities could result in loss of or damage to Resident's property, illness, serious injury to Resident's body or to others, and/or Resident's death. Resident has been informed of the risks.

Understanding and acknowledging all possible risks, Resident hereby knowingly, voluntarily and willingly assumes all risks and dangers associated with Resident's use of the Recreational Facilities and participation in the Activities up to and including personal injury or death.

Waiver and Release: In consideration of being allowed to use the Recreational Facilities and participate in the Activities, and having assumed all risks of same, Resident hereby expressly releases, waives, covenants not to sue the Owner of the Property, its Management Company, each of their affiliates and subsidiaries and each and every officer, agent, and employee of each of the foregoing entities (collectively, the "Released Parties") from all claims, causes of action, or demands of every kind which Resident may have in the future or that any person claiming through Resident may have in the future against any of the Released Parties by reason of any injury to person or property, or death, directly or indirectly resulting from, or in connection with, Resident's use of the Recreational Facilities or participation in the Activities

Indemnity: Resident agrees to indemnify, defend and hold harmless each and every one of the Released Parties for any liability of any kind whatsoever arising from Resident's negligent acts or omissions during use of the Recreational Facilities and participation in the Activities, as well as for any loss, damage, injury, or any negligent act or omission of their Guests while using any Recreational Facilities or Participating in any Activities, except for claims arising out the gross negligence or willful misconduct of one of the Released Parties in failing to correct a dangerous situation at or in the Recreational Facilities after receiving notice of same.

Guests: If Resident is not a lawful resident of the Property, Resident must be accompanied by a lawful resident at all times. Residents are responsible for all behavior of their guests using the Recreational Facilities or participating in the Activities. Resident further acknowledges and agrees that some Recreational Facilities and Activities may not be open to guests of residents. Management may require all guests to be registered with Management prior to their using any Recreational Facilities or participating in any Activities even if accompanied by a resident. Guests of lawful residents must execute this Agreement prior to using any Recreational Facilities or participating in any Activities.

Severability: If any provision of this Agreement is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Agreement.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____

Test - College Vista Date

Prodesse Property Group Date

PRODESSE PROPERTY GROUP
GENERAL INFORMATION AND ADDITIONAL HOUSE RULES

THIS AGREEMENT is entered into on 12/01/2026 by and between Prodesse Property Group, “Management,” and Test - College Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 3403 CSM Drive, #309, San Mateo, CA 94402 “Premises” located in College Vista “Property”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. Patio, Balcony, and Deck Regulations

Motorized vehicles, bicycles, appliances, gym equipment, boxes, recycling, and all other miscellaneous storage items are strictly prohibited on patios and balconies. Towels, laundry, clothing, or other personal property may not be draped or hung from windows, patios, or balconies, nor placed in areas visible from the street or common areas. Sunscreens, outdoor shades, or similar installations must be approved in writing in advance by Management.

2. Plant and Railing Restrictions

Plants, decorations, or other objects are not permitted on railings or ledges. Hanging plants are strictly prohibited. No plants are permitted on stairways or any other common area walkways. A maximum of two plants are allowed on decks. Each plant pot must not exceed 15 inches in diameter at the top. All plants must be kept healthy and well-maintained. They must be placed safely so they cannot fall and cause injury. Both permitted deck plants must be kept in a saucer to catch water and must be elevated a minimum of one inch off the deck floor to prevent trapped moisture.

3. Maintenance and Safety Restrictions

Resident agrees to inspect the water heater closet on a monthly basis and must report any leaking water heater immediately to Management. No personal items or storage are permitted inside the water heater closet. Resident shall not keep any items on top of, or within twelve inches of, the air-conditioning units. Inflatable jumpers, bounce houses, and bouncers are strictly prohibited anywhere on the Property.

4. Move-Out Notice and Key Return

Resident must give Management a minimum of thirty (30) days written notice prior to vacating the Premises. Responsibility for rent continues through the expiration of the notice period. Tenancy is not legally terminated, and Resident remains liable, until all keys are surrendered to Management.

5. Financial Disclosures

Resident is aware that the Internal Revenue Service may determine the Premises has been rented at a bargain price. The difference between the actual rent paid and the fair market rental value may be treated by the IRS as additional taxable income to the Resident.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____

Test - College Vista Date

_____ _____

Prodesse Property Group Date

PRODESSE PROPERTY GROUP
HOUSING ELIGIBILITY ADDENDUM

THIS AGREEMENT is entered into on 12/01/2026 by and between Prodesse Property Group, “Management,” and Test - College Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 3403 CSM Drive, #309, San Mateo, CA 94402 “Premises”, located in College Vista “Property”

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. The Property is owned and operated by the San Mateo County Community College District ("SMCCCD") for the purpose of providing housing to SMCCCD faculty and staff as permitted under California Health & Safety Code sections 53570, et seq. Housing at the Property is limited to current Faculty and Staff of SMCCCD for a period of time defined by the San Mateo County Colleges Educational Housing Corporation ("SMCCEHC").

2. "'Faculty" for the purposes of this Addendum shall mean individuals who meet academic discipline minimum qualifications and are employed or who have an offer to begin employment with SMCCCD.

3. "Staff' for the purposes of this Addendum shall mean individuals employed by SMCCCD who are not Faculty, and who are not in the following salary schedule/grades:

Salary Schedule	Grades
10 Executive	CL, EC
20 Management	AA, AB, AC, AD, AE
35 Academic-Classified Exempt Supervisory	197E, 200E

4. To qualify for the Property and remain in the Premises, Resident must meet the qualifications under the Eligibility Guidelines established by the SMCCEHC (the "Guidelines," attached to the Addendum as Exhibit A), which Guidelines may be amended from time to time on thirty (30) days written notice to Resident.

5. Resident understands that this Rental Agreement is conditioned on the fact that the Resident is a faculty member or regular staff member of the San Mateo County Community College District and meets the qualifications under the Housing Guidelines.

6. If for any reason the Resident is no longer Faculty or Staff of the SMCCCD, or becomes otherwise ineligible under the Guidelines, the Resident shall notify Management immediately and agrees to vacate within ninety (90) days of the notification, “the Transition Period". During the Transition Period, Resident shall pay rent directly to Management. Failure to notify Management of ineligibility in a timely manner will be considered a material breach of the Rental Agreement.

7. If Resident fails to vacate at the end of the Transition Period triggered by Resident's ineligibility, Management will initiate eviction proceedings.

8. Resident acknowledges and agrees that SMCCCD has set a maximum occupancy period for the Property of Five (5) Years “Maximum Occupancy", as provided in the Guidelines. The SMCCEHC may increase the Maximum Occupancy on thirty (30) days written notice to Resident. Resident's right to occupy the Premises will expire on the Ineligibility Date. At that time the Resident agrees to vacate the Premises. If Resident remains after the Ineligibility Date, Management will begin eviction proceedings.

9. Management and Resident agree that Resident's ineligibility for the Property by either (a) Resident no longer being Faculty or Staff, or (b) Resident's occupancy beyond the Maximum Occupancy, shall be a material and incurable breach of the Rental Agreement, and shall be just cause to terminate Resident's tenancy if Property is covered by any "'just cause" eviction control or for purposes of the Section 8 Housing Choice Voucher program or similar programs that may require cause for termination.

10. If any provision of this Addendum or the Rental Agreement is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this addendum or the Rental Agreement. Except as specifically stated herein, all other terms and conditions of the Rental Agreement shall remain unchanged.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Vista Date

_____ _____
Prodesse Property Group Date

EXHIBIT A
Eligibility Guidelines for San Mateo County Community College District Employee Housing Program

The San Mateo County Community Colleges Educational Housing Corporation Board of Directors has set the following eligibility guidelines for the District's employee housing program.

Occupancy Term: Employees are eligible to live in District employee housing for up to FIVE (5) YEARS and are strongly encouraged to save the money from their reduced rent to apply toward a down payment to buy housing in the area or for future housing needs.

Loss of Eligibility: If a Resident voluntarily leaves District employment or is dismissed for cause or poor performance, the resident agrees to vacate the rental unit within ninety (90) days (the "transition period"). At the end of that time, the former employee will be required to vacate the unit.

If a Resident is laid off from his/her job or does not achieve tenure; if an adjunct faculty member loses all of his/her load or who is no longer teaching 60% of a full time load (or .52 FTE for science faculty) at the Colleges; or if an employee retires from his/her position, the former employee may be allowed to stay in the Premises at the established below market rate for a maximum of ninety (90) days.

First-time Home Buyer: Employees must meet the First Time Home Buyer definition, which, for the purposes of this program, are defined as persons:

1) who have never owned a home;

2) who have not owned a home in the past three (3) years and received less than $75,000 in equity when they sold their home;

3) who divorced or separated in the past three (3) years and vacated a primary residence and received less than $75,000 in equity from the sale;

4) who lost their home through a short sale or foreclosure and received less than $75,000 in equity from the sale; or

5) who own a home outside the Bay Area and are coming from out of the area to take a job in the District. "Outside Of the Bay Area" is defined to mean a 50 mile or more one-way commute to the job site. Employees in category 5 will be allowed to live in college housing for a maximum of eighteen (18) months at below market rates to allow them time to sell the home and resettle in the Bay Area.

If a Resident's status as a first-time homebuyer changes after assuming occupancy of a unit, resident must notify Management. Inaccurate, incomplete or false information about a Resident's status as a first-time homebuyer may result in loss of the Premises as well as other legal consequences.

PRODESSE PROPERTY GROUP
PARKING ADDENDUM
COLLEGE VISTA

THIS AGREEMENT is entered into on 12/01/2026 by and between Prodesse Property Group, “Management,” and Test - College Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 3403 CSM Drive, #309, San Mateo, CA 94402 “Premises”, located in College Vista “Property”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. **PERMIT & VEHICLE ALLOCATION RULES**

- Permit Requirement: Only vehicles displaying a valid property-specific parking permit are authorized to park in common, unallocated, or open parking spaces.
- Household Limits: Parking availability is limited. Management reserves the right to restrict the number of vehicles parked on the Property by a particular household to the number of bedrooms in the Premises.
- Assigned Spaces: Resident is assigned parking space , Residents must park exclusively in their assigned garage, carport, or space, if provided. If an assigned space is allocated to a unit, those residents are restricted from using open or guest spaces.
- Move-Out & Replacement Fees: All parking permits and decals must be returned upon move-out. A $50.00 fee will be assessed for unreturned permits or replacement decals.

2. **GARAGE USE, STORAGE, & VEHICLE RESTRICTIONS**

- Primary Garage Use: Garages must be used strictly for operational vehicle parking. If you have a vehicle, you must park inside your garage.
- Storage Limitations: Storage kept within a garage is strictly limited to 15% of the total garage space. Residents must maintain enough clear space to park a standard-sized vehicle within the garage at all times.
- Motorcycles: Residents who own a motorcycle only must park it within their garage and abide by the 15% storage limit. Residents who own both a motorcycle and a standard-sized vehicle must fit both vehicles completely within their garage.
- Prohibited Vehicles: Campers, trailers, trucks, boats, ATVs, jet-skis, watercraft, and recreational vehicles (RVs) are prohibited on the Property without prior written authorization from Management. These items are considered storage and do not meet vehicle requirements.
- Hazardous Materials: Parking areas and garages are not to be used for general storage. Storing combustible, hazardous, explosive, toxic, or highly flammable materials (including accumulations of wastepaper, shavings, or empty boxes) is strictly prohibited.
- Maintenance & Car Washing: Automotive repairs, other than basic emergency repairs (such as changing a flat tire or installing a new battery), are not allowed. Any repair involving fluid changes is strictly prohibited. Vehicles left on jacks are forbidden. Car washing is prohibited on the Property or with Property utilities unless a designated washing bay is provided.

3. **OPERATIONAL VIOLATIONS & IMMEDIATE TOWING**

The following violations disrupt community safety or block emergency access. Vehicles found in violation are subject to immediate towing without prior warning or notice, at the vehicle owner's expense, under California Vehicle Code Section 22658:

- Fire Lanes & Red Curbs: Parking in designated red curb areas or fire lanes.
- Obstructions: Double-parking, blocking the passage of other cars, blocking pedestrian ramps, or obstructing trash dumpsters.
- Unauthorized Parking: Parking in an assigned stall, garage, or carport belonging to another resident without explicit, written Management authorization.
- Handicapped Spaces: Unauthorized parking in designated accessible spaces without legally required license plates or placards. Violators are also subject to severe police department fines.

4. **ABANDONED, INOPERABLE, & GUEST VEHICLES**

- Vehicle Condition: All vehicles parked on the property must be in operational condition at all times, with current DMV registration and visible license plates. Residents shall not store inoperable, dismantled, or oil-leaking vehicles.
- 48-Hour Abandonment Rule: Any vehicle left unattended, unmoved, or unregistered with management for more than 48 hours will be deemed abandoned. Management will tag the vehicle with a notice of intent to tow. If the owner does not contact the landlord or remedy the issue within 48 hours of tagging, the vehicle will be towed at the owner's expense. Landlord is not required to notify owners before towing occurs.
- Guest Parking: Resident vehicles without a property permit, guests, and overflow parking on nights and weekends are permitted in the SMCCCD District Parking Lot, District Office Parking Lot #17, or CSM Lot #16. Visitors may park only in designated visitor parking spaces, if provided, or on public streets where permitted by law. Residents are fully responsible for the actions, vehicles, and violations of their guests, employees, or invitees.

V. **COMMUNITY DRIVING RULES & LIABILITY DISCLAIMER**

- Speed Limit: The maximum speed limit across the entire Property is 5 miles per hour.
- Driver Requirements: Any person driving or moving a vehicle on the premises must hold a current, valid driver's license.
- Pedestrian Pathways: No motorized vehicle will be operated on sidewalks, walkways, or pedestrian areas, except as required by a person with a disability.
- Exterior Storage: Storage of motorized vehicles in backyards, inside residential units, or on patios/balconies is strictly prohibited.
- Nuisance Driving: Racing, gunning motors, squealing tires, and playing loud music or radios inside vehicles are not allowed.
- Liability Disclaimer: Management is not responsible for any damage, theft, vandalism, or loss that occurs to any vehicle or its contents on the grounds. All parking is at the driver's own risk.
- Lease Enforcement: Parking violations may result in fines, the loss of parking privileges, vehicle towing, or lease eviction at the Landlord's discretion.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Vista Date

_____ _____
Prodesse Property Group Date

MULTI-FAMILY/APARTMENT AND CONDOMINIUM SERVICE GUIDE

FOR RESIDENTS OF: Belmont, Burlingame, East Palo Alto, Foster City, Menlo Park, Redwood City, San Carlos, San Mateo, Parts of Unincorporated San Mateo County, and West Bay Sanitary District



Rethink waste
South Bayside Waste Management Authority
A Public Agency

Recology
San Mateo County
WASTE ZERO

Download the Recology Mobile App for a convenient way to check service days & access WhatBin.com

Para obtener información en español, visite: Recology.com

有關中文信息，請訪問：Recology.com

RECYCLE

Put recyclable items loose (NOT in plastic bags) in the blue container EXCEPT for shredded paper—place that in a paper bag labeled "shredded paper."

Glass Bottles & Jars



Plastic Containers #1-7



Metals



Clean Paper Products





Recycling "Buddy Bags"

Store recyclables in these reusable bags until you're ready to empty them into the centralized **BLUE RECYCLE CONTAINERS**. Need a Buddy Bag? Contact your Property Manager to arrange for a free delivery from Recology.

PLEASE NO PLASTIC PACKAGING OR FLIMSY PLASTICS!



COMPOST

Put food scraps, food & beverage soiled paper, and yard/landscape materials in the green container. NO glass and plastics (including Bioplastics).

Food Scraps



Yard Trimmings



Food & Beverage Soiled Paper



Kitchen Pail



For complexes with compost collection, residents are provided kitchen pails at no charge. Simply use the pail for food scraps and food soiled paper, then empty the contents into the centralized **GREEN COMPOST CONTAINER**. Certified BPI compostable bags are acceptable.

WHAT IF YOUR COMPLEX DOESN'T HAVE A COMPOST PROGRAM?

The above materials go into the landfill container. If you're interested in starting a compost program, speak with your Property Manager to get in touch with Recology to set up service.



LANDFILL

Put non-recyclable and non-toxic items in the black container.

Snack Wrappers, Chip Bags, Juice/Soup Boxes



Foam Packaging & Bubble Wrap



Diapers, Pet Waste



Plastic Bags, Film, Cutlery, Straws, Black Plastic



Broken Ceramics, Mirrors, Toys



BAG YOUR WASTE & KEEP CONTAINER LIDS CLOSED!

Please remember to bag your waste and keep lids closed. This will help prevent unwanted birds or critters from getting into your garbage, and reduce the chance of littering the street.

Need more help deciding which items go into what bin? Get answers at: WHATBIN.COM



OTHER SERVICE INFORMATION

BULKY ITEM COLLECTION

Two FREE Bulky Item Collections (BIC) are provided per calendar year to multi-family complexes (**not per individual unit**) from **Feb. 1 through Dec. 31.**

BICs **must be scheduled by the Property Manager**, who will coordinate with Recology to schedule collection dates.

BIC PROGRAM MATERIALS:

- **Accepted Items:** household waste, mattresses, furniture, electronic waste, and non-commercial sized appliances, such as refrigerators, freezers, washers, and dryers. *PLEASE NOTE: Electronic Waste and appliances need to be kept separate from regular household waste.*
- **Unaccepted Items:** hazardous waste, dirt, rock, and concrete.

MOVING OUT? WE CAN HELP!

If you are moving out and cannot wait for the standard Bulky Item Collection at your complex, below are some options:

- **Donate** items in good condition that you no longer need. Visit **RethinkWaste.org/ReduceWaste** to learn more.
- **Drop off** materials at the Shoreway Transfer Station or Public Recycling Center (read more below).
- **Individual bulky item pick-up can be scheduled for a fee.** Contact Recology at (650) 595-3900 for pricing and to schedule the pick-up.



ADDITIONAL FREE PROGRAMS



HOLIDAY TREES:

- Property Managers need to schedule tree collections with Recology on behalf of the entire complex.
- Holiday trees can be collected in centrally located piles, on-site compost containers, or in a debris box for no additional charge between Jan. 2 and Jan. 31.

USED HOUSEHOLD BATTERIES AND CELL PHONES:

Batteries and cell phones don't belong in any container!

- Recology has a Battery and Cell Phone Collection program for apartments and condos. Collection buckets can be placed in a common area such as a lobby, multi-use room, mail room, or clubhouse.
- Place used and unwanted batteries and cell phones in a clear, sealed zip-top bag before placing into the orange bucket.
- If your complex does not have an orange collection bucket, please contact your Property Manager to request a free bucket from Recology.



Para obtener información en español, visite: Recology.com | 有關中文信息，請訪問：Recology.com

HOLIDAY SCHEDULE

Collection services do not occur on Christmas Day and New Year's Day. Alternate collection days will occur for customers affected by these two holidays. **Recology provides regular collection services on ALL other holidays.**

COMMUNITY EVENTS

Recology provides **FREE Shred** (Document Destruction) **and Compost Giveaway** events at participating Member Agencies each year. Some Member Agencies also provide **FREE Electronics Recycling Events**. Visit **RethinkWaste.org/CommunityEvents** for a list of events.

SAN MATEO COUNTY OFFERS A FREE HAZARDOUS WASTE PROGRAM

Household Hazardous Waste (HHW) such as cleaners, pesticides, and propane tanks cannot be disposed of in any of your three carts or bins. San Mateo County's HHW Program helps residents responsibly dispose of their HHW for free. **Residents must schedule an appointment at smchealth.org/hhw or by calling (650) 363-4718.**



SHOREWAY ENVIRONMENTAL CENTER



SHOREWAY ENVIRONMENTAL CENTER IS LOCATED AT: 333 SHOREWAY ROAD, SAN CARLOS, CA 94070

The Shoreway Environmental Center is owned by RethinkWaste and operated by South Bay Recycling.

For questions about the Shoreway Environmental Center, contact South Bay Recycling at (650) 802-8355.

TRANSFER STATION:

Mon – Fri: 6 a.m. – 6 p.m. | Sat – Sun: 8 a.m. – 5 p.m.
Closed on Thanksgiving, Christmas, & New Year's Day.

The Transfer Station accepts the following from residents and commercial vehicles and are subject to charge:

- Garbage & Organics
- Construction & Demolition debris
- Appliances
- Up to 5 mattresses or box springs can be dropped off by residents at no charge
- Discounted rates for clean green waste & lumber

Full list of items and rates can be found at:
RethinkWaste.org/Rates



PUBLIC RECYCLING CENTER:

Mon – Sat: 8:30 a.m. – 4:00 p.m. | Sun: Closed
Closed on Thanksgiving, Christmas, & New Year's Day.

The Public Recycling Center accepts the following items free of charge:

- Household batteries & cell phones
- Cooking oil
- Used motor oil, oil filters, & antifreeze
- Electronics & fluorescent lights
- Paint (latex & oil-based)
- Sharps/Needles (must be in sealed container)

Full list of accepted items can be found at:
RethinkWaste.org/PRC

Learn more at
RethinkWaste.org/Shoreway

Rethink waste
South Bayside Waste Management Authority
A Public Agency

610 Elm Street, Suite 202
San Carlos, CA 94070
(650) 802-3500
RethinkWaste.org
info@rethinkwaste.org



COMPOST AT SHOREWAY

What you put in your compost container comes back to residents as FREE compost! Available in the Transfer Station for residents, schools, and community groups in our service area. More information is available at RethinkWaste.org/Compost.



SHOREWAY TOURS

RethinkWaste offers free tours of the Shoreway Environmental Center. More information on how to schedule a tour at RethinkWaste.org/Tours or contact RethinkWaste at (650) 802-3508 or email tours@rethinkwaste.org.

RethinkWaste is a joint powers authority of the following public agencies in San Mateo County:

- Belmont
- Burlingame
- East Palo Alto
- Foster City
- Hillsborough
- Menlo Park
- Redwood City
- San Carlos
- San Mateo
- Parts of Unincorporated San Mateo County
- West Bay Sanitary District

PRODESSE PROPERTY GROUP
PERSONAL MICRO MOBILITY DEVICE ADDENDUM

THIS AGREEMENT is entered into on 12/01/2026 by and between Prodesse Property Group, “Management,” and Test - College Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 3403 CSM Drive, #309, San Mateo, CA 94402 “Premises”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

E-Bikes, electric scooters, electric hoverboards or other personal micro mobility devices, may not be stored or charged in the Premises, except as provided below.

As required by Civil Code 1940.41, “Personal Micro Mobility Device” means a device with both of the following characteristics:

1. It is powered by the physical exertion of the rider or an electric motor.
2. It is designed to transport one individual or one adult accompanied by up to three minors.

Resident may, as required by Civil Code 1940.41, store and recharge up to one personal micro mobility device per person occupying the Premises, if each personal micro mobility device meets one of the following criteria:

1. The device is not powered by an electric motor.
2. The device complies with the following safety standards:

   For e-bikes, UL 2849, the Standard for Electrical Systems for E-bikes, as recognized by the United States Consumer Product Safety Commission, or EN 15194, the European Standard for electrically powered assisted cycles (EPAC Bicycles).

   For e-scooters, UL 2272, the Standard for Electrical Systems for Personal E-Mobility Devices, as recognized by the United States Consumer Product Safety Commission, or EN 17128, the European Standard for personal light electric vehicles (PLEV).
3. The device is insured by Resident under an insurance policy covering storage of the device within the Premises. Charging the device in the Premises is prohibited if the device does not meet the safety standards in (2.) even if the device is insured by Resident as required by this subparagraph. Resident must provide proof of such insurance to Management on demand.

Repair or maintenance of batteries and motors of personal micro mobility devices is prohibited within the Premises. However, Resident may change a flat tire or adjust the brakes on personal micro mobility device within the Premises.

Guest charging or storage of guest personal micro mobility devices is prohibited.

Residents are required to store any personal micro mobility devices in compliance with the Office of State Fire Marshal Information Bulletin 23-003 regarding lithium-ion battery safety, issued April 3, 2023, or any updated guidance issued by the Office of the State Fire Marshal regarding lithium-ion battery safety, provided to Resident by Management. In addition, Resident is required to recharge and store any personal micro mobility device in compliance with all manufacturer’s instructions and safety guidelines.

Resident may not charge personal micro mobility device in the common area or run an extension cord from the indoors to outdoors to charge a device.

Management does not limit the rights and remedies available to disabled persons under federal or state law.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____

Test - College Vista Date

_____ _____

Prodesse Property Group Date

OFFICE OF THE STATE FIRE MARSHAL
Information Bulletin 23-003

Issued: April 3, 2023

Lithium-Ion Battery Safety

BACKGROUND

Lithium-ion rechargeable batteries are commonly used in home electronics such as phones, laptop computers, tablets, e-scooters, and other devices requiring plug-in charging. These batteries are small and powerful, but when used incorrectly, they can overheat, catch fire, or explode. Fire agencies across California continue to respond to fires caused by lithium-ion batteries.

SAFETY TIPS

- Purchase and use devices that are listed by a qualified testing laboratory.
- Always follow the manufacturer's instructions.
- Only use the battery that is designed for the device.
- Put batteries in the device the right way.
- Only use the charging cord that came with the device.
- Do not charge a device under your pillow, on your bed, or on a couch.
- Do not keep charging the device or device battery after it is fully charged.
- Plug directly into a wall electrical outlet for charging.
- Keep batteries at room temperature and away from heat or direct sunlight. Do not charge them at temperatures below 32°F (0°C) or above 105°F (40°C).
- Store batteries away from anything that can catch fire.
- Do not charge a device while sleeping.
- Do not charge a device near your primary exit.

STOP USING THE DEVICE/BATTERY IF:

- You notice an odor
- There is a change in color or shape
- Too much heat
- Leaking or odd noises

If any of the above happens and you feel in danger, call 9-1-1. If safe, move the device away from anything that can catch fire.

BATTERY DISPOSAL

- Do not put lithium-ion batteries in the trash.
- Recycling is always the best option.
- Take them to a battery recycling location or contact your community for disposal instructions.
- Do not put discarded batteries in piles.

PRODESSE PROPERTY GROUP
OFFER OF POSITIVE RENTAL PAYMENT INFORMATION REPORTING ADDENDUM

THIS AGREEMENT is entered into on 12/01/2026 by and between Prodesse Property Group, “Management,” and Test - College Vista “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 3403 CSM Drive, #309, San Mateo, CA 94402 “Premises”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

Notice of Offer of Positive Rental Payment Information Reporting. Pursuant to California Civil Code Section 1954.07, Resident is hereby notified that Resident has the option of having the Resident’s positive rental payment information reported to at least one nationwide consumer reporting agency. “Positive rental payment information” is defined as information regarding a resident’s complete, timely payments of rent and does not include an instance in which a resident did not completely or timely make a rental payment. Pursuant to California Civil Code Section 1954.07(d), an Election of Positive Rental Payment Information Reporting form with further information regarding this offer and a signature block to sign to opt into positive rental payment information reporting is attached to this Addendum. If there is more than one (1) Resident listed above, each individual Resident must make their own written election using the attached Election of Positive Rental Payment Information Reporting form to have their positive rental payment information reported.

If you would like to opt in to the Positive Rental Payment Information Reporting, please sign and return the attached form. The sign-up process is online, so Residents may also sign-up directly with Management’s third-party provider, Rent Track, online at https://my.renttrack.com/register/tenant.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of the attached Election of Positive Rental Payment Information Reporting form.

ACCEPTED BY:

_____ _____
Test - College Vista Date

_____ _____
Prodesse Property Group Date

ELECTION POSITIVE RENTAL PAYMENT INFORMATION REPORTING

This Election of Positive Rental Payment Information Reporting form is for the undersigned Resident of the Premises located at 3403 CSM Drive, #309, San Mateo, CA 94402.

Pursuant to California Civil Code Section 1954.07, Resident is hereby notified that Resident has the option of having the Resident's positive rental payment information reported to at least one nationwide consumer reporting agency. "Positive rental payment information" is defined as information regarding a Resident's complete, timely payments of rent and does not include an instance in which a resident did not completely or timely make a rental payment. Pursuant to California Civil Code Section 1954.07(d), Resident is hereby notified that:

1. It is your choice whether to have your positive rental payment information reported. It is optional and not required.
2. Your positive rental payment information will be reported to all three national credit bureaus: Equifax, Experian, and TransUnion.
3. Rent Track will be providing the positive rental reporting service on behalf of Management.
4. Residents choosing to have their positive rental payments reported will sign up directly with Rent Track. The monthly fee for positive rental payment reporting is $3.70 payable to Rent Track.
5. If you choose to have your positive rental payments reported, chose one of the following options:
    a. Sign below and return this form to your Community Manager via e-mail, 2594@yardi.scrub
    b. Sign below and send this form by U.S. Mail to: Prodesse Property Group, 655 Mariners Island Blvd., #301, San Mateo, CA 94404.
    c. Contact Rent Track directly and sign-up online at https://my.renttrack.com/register/tenant
6. You may opt into positive rental payment information reporting at any time following the initial offer by Management.
7. You may elect to stop positive rental payment information reporting at any time, but you will not be able to resume positive rental payments information reporting for at least six (6) months after the election to opt out.
8. You may elect to opt out of positive rental payment information reporting at any time by notifying Management in writing via e-mail and by notifying Rent Track at (866) 841-9090 or via e-mail at help@renttrack.com.

Resident's Acceptance of Offer of Positive Rental Payment Information Reporting:

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and understands that by signing and dating below the Resident is opting into positive rental payment information reporting.

_____ _____

Date Printed name of Resident

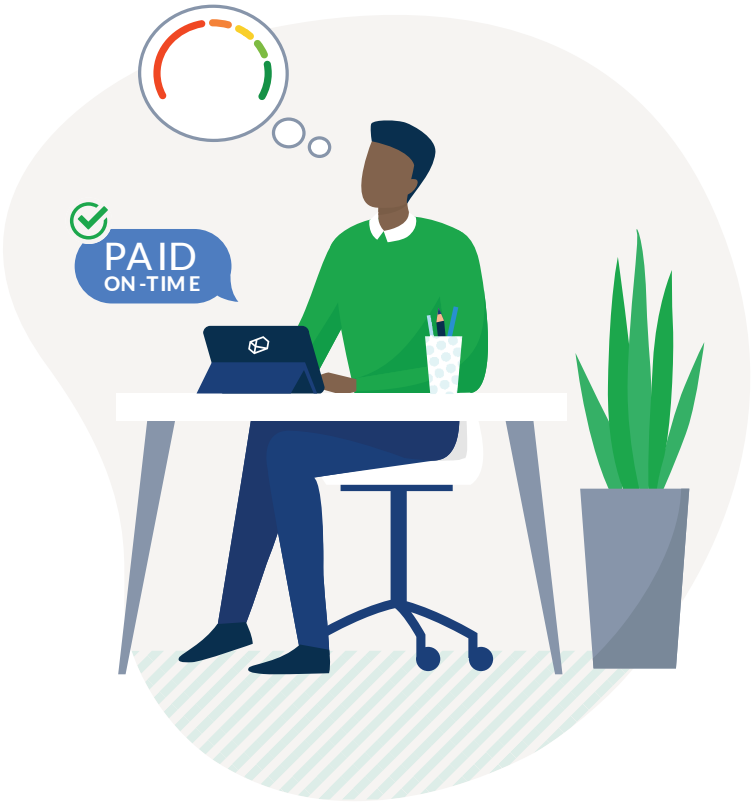
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Signature of Resident

RentTrack

It's time to get the credit you deserve!

Prodesse partners with RentTrack so you can finally get the credit you deserve for your rent payments each month.



Sign up today and start getting the credit you deserve!

- Get the credit you deserve for what is often your largest monthly expense
- Build credit without taking on debt
- Monthly subscription is $3.70 per month, to build or rebuild your credit!

Scan your property QR code to sign up today!



Rent Reporting to all three credit bureaus

With your RentTrack subscription, pay rent as you normally do and your payments will be reported to all three credit bureaus.

experian. EQUIFAX TransUnion

Or visit https://my.renttrack.com/register/tenant

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PRODESSE PROPERTY GROUP
RENTAL AGREEMENT

THIS AGREEMENT is entered into on 11/06/2026 by and between PRODESSE PROPERTY GROUP, "Management", as authorized agent for the Owner of the Premises, and Test - College Ridge "Resident".

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES:** Management rents to Resident and Resident rents from Management for residential use only, the premises known as: 12 Miraluna Drive, #19, San Bruno, CA 94066, “Premises”. The Premises are located in a property known as College Ridge “Property”, which encompasses residential buildings, common area and appurtenant structures.

2. **AB 1482 DISCLOSURES:**
   [X] Separately Alienable from Any Other Dwelling Unit:
   This Property is NOT subject to rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This Property meets the requirements of Sections 1947.12(d)(5) and 1946.2(e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.
   This Rental Unit’s AB 1482 New Construction Exemption May Expire During This Tenancy:
   AB 1482 exempts housing that has been issued a certificate of occupancy within the last 15 years.
   The disclosure below in Subject To, is effective:
   [ ] Subject to AB 1482 rent caps and just cause as provided in Civil Code Section 1946.2 and 1947.12. The following disclosure is required by law:

   California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.

3. **RENT AND FEES:** Rent is due in advance on the first (1st) day of each and every month, at $2,645.00 per month, beginning on 11/07/2026. Resident may be served with a THREE-DAY NOTICE TO PAY RENT OR QUIT any time after the first day of the month irrespective of the existence of the late charges as set forth herein. If such notice is served after the 5th of the month it may include the late charge (or NSF charge, if applicable) which charges, as set forth below, are payable as additional rent. Any time rent is paid after the tenth (10^{th}) day of the month, for whatever reason, Resident agrees that payment must be in the form of a cashier’s check or money order. Any time Management serves a THREE-DAY NOTICE TO PAY RENT OR QUIT, regardless of the date upon which the notice is served, Resident agrees that the payment called for by the notice must be in the form of a cashier's check or money order. Pursuant to California Civil Code Section 1719, if Resident passes a check on insufficient funds, Resident will be liable to Management for the amount of the check and a service charge of twenty-five ($25.00) dollars for the first check passed on insufficient funds, and $25.00 for each subsequent check passed on insufficient funds. Management may, at Management’s discretion, require subsequent rental payments made by and/or on behalf of Resident to be made in the form of a cashier’s check or money order, including the payment made to replace the unpaid check for a period determined by Management, not to exceed three months. It is Resident’s responsibility to be certain that each payment is actually received by Management on or before its due date. The parties accordingly agree that, any time the rent for any given month is paid after the 5th day of such month, including replacement funds to cover an insufficient funds payment (NSF), Resident will in that month pay to Management, as additional rent due, a late charge in the sum of seventy-five ($75.00) dollars. The parties agree that this late charge is presumed to be the amount of damage sustained by late payment of rent. It would be impracticable or extremely difficult to fix the actual damage. This sum represents a reasonable endeavor by Management to estimate fair average compensation for any loss that may be sustained as a result of late payment of rent.

Resident Initials:
_____

4. **TERM:** The term of this Agreement is for 12 month(s), beginning on 11/07/2026 and ending on 11/06/2027, at which time this Agreement shall terminate without further notice. Any holding over by Resident after termination shall entitle Management to initiate legal proceedings to recover possession of Premises. A "month-to-month" tenancy subject to the terms and conditions of this Agreement shall be created only if Management accepts rent from Resident thereafter, and if so accepted, tenancy may be terminated by Resident after service upon Management of a written 30-day Notice of Termination. Except as prohibited by law, that month-to-month tenancy may be terminated by Management by service upon Resident of a 60-day Notice of Termination of Tenancy. However, Civil Code Section 1946.1 provides that "if any tenant or resident has resided in the dwelling for less than one year", Management may terminate the tenancy by service upon Resident of a written 30-day Notice.

   For units subject to AB1482 just cause, Civil Code 1946.2(a) provides that "after a tenant has continuously and lawfully occupied a residential real property for 12 months, the owner of the residential real property shall not terminate the tenancy without just cause, which shall be stated in the written notice to terminate tenancy. If any additional adult tenants are added to the lease before an existing tenant has continuously and lawfully occupied the residential real property for 24 months, then this subdivision shall only apply if either of the following are satisfied: (1) all of the tenants have continuously and lawfully occupied the residential real property for 12 months or more; or (2) one or more tenants have continuously and lawfully occupied the residential real property for 24 months or more." "Just cause" to terminate the tenancy includes termination "if the owner, or their spouse, domestic partner, children, grandchildren, parents, or grandparents, unilaterally decides to occupy the residential real property."

5. **DELAY OF POSSESSION:** Resident understands that, for reasons beyond the control of Management, Management may not be able to provide occupancy to Resident on said commencement date (if, for example a former Resident of the Premises who has given notice to leave cancels the notice or fails to leave by the scheduled date). If, for any reason, Management is unable to provide occupancy to Resident by the scheduled commencement date, Resident's remedy in this event shall be limited to termination of this agreement and Resident shall in this event be entitled to a prompt refund of any monies paid. Management shall have no liability to Resident in this event other than the responsibility to promptly refund any monies paid.

6. **MOVE-IN FUNDS:** Resident shall pay to Management, before taking occupancy of the Premises, the sum of $3,495.00. This amount is composed of the following sums: $2,645.00 as rent and $850.00 as security deposit. Management may require that this entire sum be paid in the form of cashier's check or money order. If Management accepts a personal or other non-certified check and said check is, for any reason whatsoever, returned unpaid by the bank upon which drawn, the entire amount shall immediately become due and payable and shall be considered rent so that Management may serve a Three Day Notice to Pay or Quit for the entire amount and, if Resident does not comply with said notice, Management may utilize unlawful detainer procedures to recover possession of the Premises and monetary damages from Resident. If Resident is required to pay six (6) month's rent in advance at move-in to satisfy the rental qualification requirements, that amount is reflected above.

7. **PRO-RATED RENT:** In the event that Resident takes occupancy of the Premises on any day other than the first day of the month, Resident shall pay the sum of $2,116.00, thirty days after taking occupancy of the Premises, as and for the pro-rated amount of rent to cover the period through the final day of the second month of occupancy. Commencing with the following month, a full month's rent shall be due each month on or before the first day of the month as set forth in Paragraph #2 above. In the event of a conflict between the amount set forth in this paragraph and the amount which an arithmetic computation would yield based upon the rental rate set forth in Paragraph #2 above divided by thirty with the result multiplied by the number of days in the pro-ration period, the amount determined by said arithmetic computation shall govern (i.e., if the amount set forth in this paragraph is computed incorrectly, any such arithmetic error shall not be binding – the amount owing shall be the amount resulting from a correct arithmetic computation of the pro-rate). In all instances where a pro-rated amount of rent is computed during this tenancy, a thirty-day month shall be assumed irrespective of the actual number of days in the month for which pro-ration is computed.

8. **CHECK CONVERSION AND ELECTRONIC SIGNATURE:** Resident understands that Management may covert any payments received into electronic funds transfer (EFT). Resident will not receive their original check back and Management will destroy the original check after 60 days. Resident and Management may enter into this Agreement by electronic means, although traditional hard copies with wet signatures may be used instead at the option of Management.

Resident Initials:

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9. **OCCUPANTS:** The Premises shall be occupied by the following named person(s):

Name: Test - College Ridge, DOB: 01/01/2000
Name: N/A, DOB: N/A
Name: N/A, DOB: N/A
Name: N/A, DOB: N/A
Name: N/A, DOB: N/A
Name: N/A, DOB: N/A
Name: N/A, DOB: N/A
Name: N/A, DOB: N/A

Occupancy of the Premises shall be limited to those persons listed on the Rental Agreement. No other persons have permission to occupy the Premises unless such permission is in writing and signed by Management or its authorized agent. The acceptance of rent from any other individual shall be deemed to be the payment of rent on behalf of Resident named above, and shall not constitute permission for the person making the payment to occupy the Premises. Should any person not named above make any claim to right of possession of the Premises, any such person shall be deemed the guest or invitee of the named Resident and their claim to right of possession shall be denied. Amy person named above in this Paragraph #8 who is not also named above as Resident and/or who is not a signatory to this Rental Agreement shall be deemed to occupy the Premises under the named Residents who are signatories to this agreement and shall thus be deemed the invitees of said named Residents. Accordingly, should any such individual not be named in any unlawful

detainer action to regain possession of the Premises, and should any such individual thereafter make a claim to right of possession of the Premises, that claim shall be denied on the basis that said individual is the invitee of the named Residents and does not have an independent claim to right of possession of the Premises. If the household composition changes such that the number of occupants exceeds the industry standard occupancy limit of, two persons per bedroom plus one, or a community specific occupancy limit, Resident agrees that such over-utilization shall be grounds for Management to terminate this Agreement, solely at the option of Management.

10. **SECURITY DEPOSIT:**

Collection: Resident shall pay to Management, as security, the sum of $850.00 prior to taking possession of the Premises. In most cases, a security deposit collected on or after July 1, 2024 may not exceed an amount equal to one month's rent.

Use of Security Deposit: Resident shall not use the security deposit to pay any month's rent. The security deposit shall be applied and accounted for in accordance with the provisions of California Civil Code section 1950.5 and any other applicable statutes. Management shall not be obligated to pay Resident interest in connection with such security unless required to do so by law. It is understood that the security deposit is applicable to all Residents jointly, and need not be accounted for until the permissible statutory period after such time as all Residents have vacated the Premises.

Disposition of Security Deposit at End of Tenancy: Except where longer time is allowed by law, within 21 calendar days after Resident has vacated the Premises, Management shall furnish Resident a copy of an itemized statement indicating the basis for, and the amount of, any security deposit received and the disposition of the security deposit and shall return any remaining portion of the security deposit to Resident.

California law provides that any remaining portion of the security deposit and itemized disposition shall be returned in the following manner unless Management and all Residents agree otherwise:

i. In the case of multiple Residents, management shall return the remainder of the security deposit by a check made payable to all adult Residents on the Agreement at the time the tenancy terminates and furnish the itemized disposition by personal delivery or first-class mail, postage prepaid, to any one of the adult Residents chosen by Management. If a Resident terminates the tenancy pursuant to Section 1946.7, Management may return the security in a manner other than by check made payable to all adult Residents if the Resident who terminated the tenancy pursuant to Section 1946.7 requests refund in another manner. In the event that Management chooses to make the refund to any of the Residents individually (which need not be done until the statutory time has elapsed after all Residents have vacated the Premises), in legal contemplation the payment shall be deemed to have been made to all Residents and Management shall have no liability to any Resident for failure of any other Resident to equitably divide any such refund.

Resident Initials:

_____

ii. In the case of a single Resident on the Agreement who paid security or rental payments electronically, Management shall return the remainder of the security to the bank account or other financial institution designated by Resident and furnish the itemized disposition by personal delivery or first-class mail, postage pre-paid. In the event of a successor Landlord, the obligation to return the remainder of the security electronically shall apply only if the successor Landlord received rental payments electronically from the Resident.

iii. In all other cases, Management shall return the remainder of the security deposit by a check made payable to all adult Residents on the Agreement at the time the tenancy terminates and furnish the itemized disposition by personal delivery or first-class mail, postage prepaid.

Security Deposit Refund Method: Any remaining portion of the security deposit shall be returned in the manner required by law except as otherwise mutually agreed in writing by all Residents and Management as indicated in separate written agreement.

11. **COMPLIANCE WITH APPLICABLE LAWS:** Resident agrees not to permit the Premises to be used for any purpose which violates local, state or federal law, or engage in any illegal acts upon the Premises or upon the grounds of the Premises or the community of which the Premises are a part. Resident shall not violate any Governmental law in the use of Premises, commit waste or nuisance, annoy, molest or interfere with any other resident or neighbor.

12. **SUBSIDIZED HOUSING / HOUSING AUTHORITY**: In all cases, when Resident is participating in a voucher program with the Housing Authority, the HUD Tenancy Addendum is incorporated by reference into the Rental Agreement.

13. **UNLAWFUL ACTIVITY:** Resident, Occupants and any guest or other persons under Resident's control shall not

(a) engage in criminal activity, including drug-related criminal activity, on or near Premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in section 102 of the Controlled Substance Act (21 U.S.C.802).

(b) engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near Premises or Property.

(c) permit the Premises or Property to be used by any person for, or to facilitate, criminal activity, including drug-related criminal activity, engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near Premises and Property or otherwise.

(d) engage in acts of violence or threats of violence, including, but not limited to the unlawful discharge of firearms on or near Premises or Property.

(e) engage in any criminal activity on the Property, or any criminal activity or criminal threat, as defined in subdivision (a) of Section 422 of the Penal Code, on or off the Property, that is directed at any owner or agent of the owner of the Property, Resident, guest, vendor, or any other person.

(f) use the Premises for an unlawful purpose as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.

A single violation of any of these provisions shall be deemed a serious and material violation of this Agreement. It is understood and agreed that a single violation shall be good cause for termination of this Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction but shall be by a preponderance of the evidence.

14. **COMPLIANCE WITH THE RULES:** House Rules are incorporated into and made part of this Agreement. Resident agrees to abide by said House Rules in all respects. House Rules may be changed upon thirty days' written notice and Resident hereby agrees to abide by any such changes. Failure to comply with the House Rules shall be deemed a breach of this Agreement.

15. **REPAIRS AND ALTERATIONS:** Except as provided by law, no repairs, decorating or alterations shall be done by Resident, without Management's prior written consent. Resident shall notify Management in writing of any repairs or alterations contemplated. Decorations include, but are not limited to, painting, wallpapering, hanging of murals or posters. Resident shall hold Management harmless as to any mechanics lien recordation or proceeding caused by Resident.

Resident Initials:

_____

16. **ACCEPTANCE OF THE PREMISES:** Resident has inspected the Premises, furnishings and equipment, and has found them to be satisfactory. All plumbing, heating and electrical systems are operative and deemed satisfactory.

17. **DUTY TO CLEAN AND VENTILATE:** Resident acknowledges that mold and mildew can grow in the Premises if the Premises is not properly maintained and ventilated. Resident agrees to regularly allow air to circulate in the Premises by using the bathroom fan and ceiling fan where available and regularly opening the windows and/or sliding doors where available. Resident also agrees to clean all toilets, sinks, countertops, showers, bathtubs and tile or vinyl floors with a household cleaner on at least a bi-weekly basis. Resident must notify Management immediately in writing whenever Resident learns of any condition which could lead to a build-up of moisture in Premises, and if Resident notices mold, mildew or other organic growth in the Premises.

18. **PETS AND LIQUID-FILLED FURNITURE:** Without Management's prior written permission, no bird or animal, no waterbeds or liquid filled furniture shall be kept or allowed in or about said Premises.

19. **GUESTS**: Any person not listed as an Occupant on this Agreement is a Guest. A Guest may not stay in the Premises for more than twenty-one (21) consecutive days, or a total of forty-two (42) days in a 12-month period without Management's written permission. At the discretion of Management, Guest(s) who overstay this limit may be required to go through the application process, and if approved may be required to sign a Rental Agreement. A Guest who has not signed a Rental Agreement is not a "tenant who has lawfully occupied the Premises" for the purpose of Civil Code 1946.2 and is not a "tenant" for the purpose of Civil Code Section 1947.12. Management may, at their discretion, decline to add an additional person to an existing Agreement. Resident is responsible for any violations of this Agreement by Resident or Resident's Guests. Any breach of this provision shall be deemed a material breach of this Agreement and grounds for immediate termination by Management.

20. **RESPONSIBILITY FOR DAMAGES:** Except as prohibited by law, Resident shall keep the Premises and furniture, furnishings and appliances, yard and landscaping, if any, and fixtures which are rented for Resident's exclusive use in good order and condition. Resident shall pay Management for costs to repair, replace or rebuild any portion of the Premises damaged by Resident, Resident's guests or invitees. Damage shall include physical damage and consequential damage such as the build-up of moisture, mold, mildew or other organic growth caused by the actions or the failure of Resident, Resident's guests or invitees to properly clean or allow air circulation as more fully described in the DUTY TO CLEAN & VENTILATE Paragraph. Resident's property is not insured by Management.

21. **UTILITIES:** Resident shall pay for all utilities, services and charges, if any, made payable by or predicated upon occupancy of Resident . In the event Resident fails to pay any utility charges which are to be paid by Resident, Management may at its option, pay such charges to retain continuing utility service. In the event that Management does so, any such charges may be billed to Resident by Management and said billing shall become due and payable, in full, as additional rent together with the regular monthly rental payment on the first day of the month following the date of such billing.

22. **SMOKING**: Smoking of any substance, including marijuana, is prohibited everywhere on the Property including in the Premises, unless Management has adopted a different policy that is attached as an addendum to this Agreement. Smoking includes use of e-cigarettes or vaping. The term "smoke" includes vapor from e-cigarettes or other vaping devices. Resident shall inform any guest(s) of this smoking prohibition. Resident shall promptly inform Management in writing of any incident where smoke is migrating into Resident's Premises from sources outside of Resident's Premises. Resident acknowledges that Management's adoption of this policy, does not make Management the guarantor of the Resident's health or of the smoke-free condition of the areas listed above. However, Management shall take reasonable steps to enforce this provision. Management shall not be required to take steps in response to smoking unless Management has actual knowledge or has been provided written notice. Management and Resident agree that other residents of the Property are the third-party beneficiaries of this provision. A resident may sue another resident to enforce this provision but does not have the right to evict another resident. Any lawsuit between residents regarding this provision shall not create a presumption that Management has breached this Agreement. A breach of this provision by the Resident shall be deemed a material breach of this Agreement and grounds for immediate termination of this Agreement by Management.

23. **RENTERS INSURANCE:** Resident agrees to obtain Renter's Insurance in an amount no less than $100,000 general liability coverage with Prodesse Property Group listed as an interested party. It is strongly recommended that Resident also obtain coverage in an amount sufficient to cover any personal possessions of Resident together with a reasonable level of liability coverage for the actions of Resident or Resident's guests or invitees.

Resident Initials: _____

24. **RECYCLING**: Management is required by state law to recycle as one of the first actions under the state's plan to reduce greenhouse gas emissions. In addition to providing recycle services to Residents, Management will provide recycling of organic waste (composting). Resident agrees to cooperate with Management's efforts to comply with recycling and composting laws and to sort recyclables and organic material from garbage if required. The amount of sorting required may vary by local waste hauler. Management will provide Resident with instructional material from the waste hauler and be available to provide additional information upon request.

25. **WATER CONSERVATION**: The State Water Resources Control Board prohibits all Californians from: washing down driveways and sidewalks; watering outdoor landscapes that cause excess runoff; using a hose to wash a motor vehicle, unless the hose is fitted with a shut-off nozzle; and using potable water in a fountain or decorative water feature, unless the water is recirculated. Many local water boards have additional restrictions. Local information is available at http://www.acwa.com/drought-response/. Management may provide Resident's name and address to the local water agency for the purpose of notification and enforcement of water use restrictions. Nothing herein is deemed to be authorization of, or consent by Management to water usage that is not otherwise authorized by this Agreement. Resident shall be aware of and comply with local and state water use restrictions and promptly pay any fines or other costs occasioned by water use violations attributed to Resident's tenancy or the conduct of Resident, Resident's guest(s), or other invitees at the Premises, including any fines or costs levied against Management.

26. **MISSTATEMENTS ON APPLICATION:** Resident has completed an application in connection with securing this Rental Agreement. Management has relied upon the statements set forth in said application in deciding to rent the Premises to Resident. It is agreed that, should Management subsequently discover any misstatements of fact in Resident's application, any such misstatements shall be deemed a material and incurable breach of this Rental Agreement and shall entitle Management to serve Resident with a three-day notice terminating the tenancy.

27. **LIABILITY:** Management shall not be liable to Resident or to any guests or invitees of Resident for any damage or losses to person or property arising from any cause including, but not limited to, theft, burglary, assault, vandalism, fire, flood, water leaks, rain, hail, ice, snow, smoke, lightning, wind, explosion, interruption of utilities, earthquake, or any other cause not directly caused by the willful acts of Management. In addition, Management shall not be liable to Resident for any damage, loss, anxiety, or stress resulting from behavior of a neighbor resident, their guest or invitee, that is contrary to this agreement and as long as Management is aware of the offending behavior, and is making reasonable attempts to remedy the behavior. Resident acknowledges and accepts that Management is limited in its remedies by state and local laws such as AB1482 Tenant Protection Act of 2019.

28. **SUBORDINATION:** This Rental Agreement and all rights of Resident arising hereunder are expressly agreed to be subject and subordinate in all respects to the lien of any present or future mortgages which are or may be placed upon the property of Management or assigns of Management and to all other rights acquired by the holder of any such mortgage(s). As used herein, the term "mortgage" shall include deeds of trust or any similar security interest.

29. **SUCCESSORS IN INTEREST:** If the Property is sold or the ownership interest otherwise transferred, the successor in interest of Management shall be deemed the assignee of all rights arising hereunder, and shall be entitled to enforce the provisions of this Rental Agreement as against Resident. Nothing in this provision shall be construed as conflicting or superseding the foregoing subordination clause (Paragraph # 28 above) or as requiring a continuation of the tenancy in the event of a foreclosure or other involuntary transfer of ownership.

30. **SATELLITE DISH:** A satellite dish may be installed if it is one meter or less in diameter or a traditional stick antenna, is freestanding, does not extend beyond the balcony railing or patio line. Dish or antenna must be totally within the individual leased Premises. No dish or antenna may be installed anywhere on the property, including but not limited to, outside walls, windowsills, roofs, balconies, stairwells, or any other area except in such locations specifically identified by Management. No holes may be drilled in any exterior wall, roof, window, balcony railing or glass. Resident may not splice into any existing wires or cables, such as existing coaxial cable. Resident is not allowed to disconnect an existing system within the Premises or the Property. All wiring must be external. All guidelines regarding cleanliness of decks and patios must be adhered to when wiring. Resident hereby agrees to indemnify and hold Management harmless and accepts full responsibility for any personal or physical damage to Property or persons as a result of damage or injury caused by the dish or antenna. Resident is responsible for removal and disposal of the dish or antenna at the end of their tenancy.

Resident Initials:
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31. **TIME IS OF THE ESSENCE:** Time is of the essence with respect to the provisions of the Rental Agreement. This provision shall be interpreted in its strictest sense irrespective of the relative hardship to the parties.

32. **ATTORNEY'S FEES:** If any legal action or proceeding shall be brought by either party to enforce any part of this agreement, the prevailing party shall recover, in addition to all other relief, reasonable attorney's fees and costs not to exceed $3,000.

33. **DISCLOSURE REGARDING MANAGEMENT AND NOTICES:** Notice upon Owner or Management may be served upon: PRODESSE PROPERTY GROUP at: 655 Mariners Island Boulevard, Suite 301, San Mateo, CA 94404, telephone number (650) 578-9661. Said person is authorized to manage the Premises and accept legal service on behalf of Owner and Management. Any notice, which Management gives to Resident, shall be deemed properly served (whether or not actually received by Resident) if served in the manner prescribed in Code of Civil Procedure section 1162. If Management fails to serve the notice in accordance with the provisions of Code of Civil Procedure section 1162, but Resident actually receives the notice, the actual receipt shall be deemed to cure any defects in the manner of service and the notice shall be deemed properly and personally served. Service upon any Resident of the Premises shall be deemed valid service upon Resident – it is not necessary to individually serve each Resident.

34. **WAIVER:** The waiver of either party of any breach shall not be construed to be a continuing waiver of any subsequent breach. The receipt by Management of the rent with the knowledge of any violation of a covenant or condition hereto shall not be deemed a waiver of such breach. No waiver by either party of the provisions herein shall be deemed to have been made unless expressed in writing and signed by all parties to this Rental Agreement.

35. **ACCESS TO PREMISES AND PRIVACY:** Management or its agents or employees may enter the Premises: a) In case of emergency, or b) when Resident has abandoned or surrendered the Premises, or to make necessary inspections or agreed repairs, decorations, alternations, improvements, to supply necessary or agreed services, or to exhibit the dwelling unit to prospective or actual purchasers, lenders, residents, workmen or contractors, provided Resident is given reasonable notice of Management's intent to enter, with entrance during normal business hours (8:00 a.m. to 6:30 p.m., Monday through Saturday, except holidays). Twenty-four hours shall be presumed to be reasonable notice, in absence of evidence to the contrary. Management will maintain Resident's privacy to the best of Management's ability and will not give out personal information about Resident without Resident's written permission or unless legally required to do so. Management may use Resident's name, phone number and addresses in the course of providing services and managing the Premises and Resident hereby authorizes Management to do so. Management will not sell Resident's personal information. Management may, during the course of business photograph a deficiency, repair item, or habitability issue to use for documentation. Management will do it's best not to capture any Resident personal property in the photographs. Resident hereby provides Management permission to take such photographs.

36. **ENTRY AND COOPERATION:** California law allows Management to enter the Premises for certain purposes, generally during normal business hours. Management will provide written notice to Resident prior to entry of the Premises whenever required by law. Resident's refusal to allow Management to enter the Premises as allowed by law is a material breach of this Agreement and California Law and is cause for termination as provided herein and by law. If the Premises is required by any government agency, lender or insurer to undergo repairs or alterations, or in case of other necessary or agreed repairs, Resident agrees to cooperate fully with Management so that all such repairs or alterations are made in as expeditious and efficient a manner as possible. When necessary, service or repair requires preparations by Resident, Resident agrees to complete the necessary preparations as instructed by Management in advance of service or repair.

37. **SECURITY DEVICES**: Resident may not install any security devices (including, but not limited to, security cameras and video doorbells) that capture any images and/or sounds outside Resident's Premises without Management's prior written consent, which may be granted or withheld in Management's sole discretion.

38. **ASSIGNMENT AND SUBLETTING:** No portion of said Premises shall be sublet nor this agreement assigned. Any attempted subletting or assignment by Resident shall, at the election of Management, be an irremediable breach of this agreement. Resident may not advertise to rent or rent the Premises, or any portion of the Premises, on any website for any length of time.

39. **MEGAN'S LAW DATABASE:** Notice: 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. 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.

Resident Initials:

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40. **ATTACHMENTS / ADDENDA:** By initialing below, Resident acknowledges receipt of all the indicated attachments, copies of which are attached hereto by reference and are incorporated herein as though fully set forth at length.

    House rules Addendum, Cleaning, Repair & Replacement Charge Guidelines, MoveIn/MoveOut Inspection Statement, Mold Addendum Notification, Pesticide Notice, Bed Bug Addendum , HOA Addendum, Pet Agreement, Renters Insurance Addendum, Micro Mobility Addendum , Housing Eligibility Addendum, Affordable Housing Addendum, Activities Participation Waiver Addendum, General Information and Additional House Rules, Parking Addendum

41. **PROPOSITION 65 WARNING:** Pursuant to California Health & Safety Code 25249.5 and 25249.6, Management provides this warning notice to Resident and adult occupants in Premises:

    Chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.
    Lead-based Paint

    !! **WARNING**: Paint chips and dust from lead-containing paint on the property can expose you to lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your Landlord or building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

    Plastic and Vinyl Items – Di(2-ethylhexyl)phthalate
    !! **WARNING**: Plastic and vinyl items, such as flooring, mini-blinds, wallpaper, cables and coating on wires on this property can expose you to di(2-ethylhexyl)phthalate which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your Landlord or building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

    There may be other chemicals known to the State of California to cause cancer and birth defects or other reproductive harm on the Property and the Premises.

42. **WELFARE CHECK:** If during Resident's tenancy, Management becomes aware of a situation where Resident is suspected to be in medical distress, after exhausting all efforts to reach Resident and their emergency contact(s), Management may make an emergency entry into the Premises with law enforcement present to ascertain the health and wellbeing of Resident. Resident agrees to keep Management's records of contact information for themselves and their emergency contact(s) up to date to avoid this potential emergency entry.

43. **ENTIRE AGREEMENT:** This agreement, which includes all attachments referred to above, constitutes the entire Agreement between the parties and cannot be modified except in writing and signed by all parties. Neither Management, nor an agent or employee of Management has made any representations or promised other than those set forth herein.

44. **CREDIT REPORTING:** As required by law, you are hereby notified that a negative credit report reflecting on your credit history may be submitted to a credit-reporting agency if you fail to fulfill the terms of your credit obligations.

45. **PARAGRAPH HEADINGS:** The paragraph headings are inserted only for convenience and are not intended to define or limit the scope or intent of any clause.

SIGNATORIES:

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Ridge Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
HOUSE RULES ADDENDUM

GENERAL

1. This agreement is an addendum and part of the Rental Agreement between Management and Resident.
2. New rules and regulations or amendments to these rules may be adopted by Management upon giving 30 days written notice to Resident. These rules and any changes or amendments have a legitimate purpose and are not intended to be arbitrary or work as a substantial modification of resident rights. They will not be unequally enforced. Resident is responsible for the conduct of guests and the adherence to these rules and regulations at all times.

LOCK OUTS

1. Premises must have original locks and all keys must be returned. A fee of $120.00 will be charged to replace door locks if keys are lost.
2. During normal business hours, Resident may contact Management for assistance. If staff is available at or near the Premises, Resident will be provided access to the Premises with proper identification at no charge to Resident. Management cannot guarantee staff will be available.
3. After normal business hours, but prior to 9:00 p.m., Resident may contact Management for assistance. If there is on-site staff at the Property and they are available, the on-site staff will provide access to Resident with proper identification and a $50.00 lock-out fee will be charged to Resident. Management cannot guarantee on-site staff will be available.
4. After 9:00 p.m., no lock out service is provided.
5. In the event that Management cannot provide assistance, Resident may choose to contact a local locksmith at Resident's expense. The repair of any damages to the Premises caused by Resident or locksmith as well as the cost for duplication of keys shall be at Resident's expense. Alterations to the interior or exterior lock(s) on the Premises are not permitted. If a new lock is installed to remedy the lock out, Resident must furnish Management with a copy of the new key within 48 hours.

NOISE & CONDUCT

1. Resident shall not make or allow any disturbing noises in the Premises by Resident, family or guests, nor permit anything by such persons that will interfere with the rights, comforts or conveniences of other persons.
2. All musical instruments, television sets, stereos, radios, etc., are to be played at a volume that will not disturb other persons.
3. The activities and conduct of Resident, Occupants, and Resident's Guests, outside of the Premises on the Property or any recreation facilities must be reasonable at all times and not annoy or disturb other persons.
4. No lounging, visiting or loud talking that may be disturbing to other persons will be allowed on the Property between the hours of 10:00 p.m. and 8:00 a.m.

CLEANLINESS & TRASH

1. The Premises must be kept clean, sanitary and free from objectionable odors.
2. Resident shall assist Management in keeping the Property clean.
3. No littering of papers, cigarette butts or trash is allowed.
4. No trash or other materials may be accumulated which will cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
5. Garbage is to be placed inside the containers provided and lids should not be slammed. Garbage should not be allowed to accumulate and should be placed in the outside containers on a daily basis. Boxes must be broken down before being placed in the container. Resident shall be responsible at Resident's expense for hauling those items too large to fit in the trash container. Resident shall cooperate with any recycling or composting efforts put in place by Management to satisfy local laws.
6. Furniture must be kept inside the Premises. Unsightly items must be kept out of vision.
7. Resident personal property must be kept inside the Premises and shall not be left in any area of the Property including but not limited to hallways, walkways, entryways, driveways, parking spaces, and carport spaces.
8. Clothing, curtains, rugs, etc. shall not be shaken or hung outside of any window, ledge or balcony.

CLOTHESLINES / DRYING RACKS

If the Premises has a private patio, deck or balcony which is enclosed by a fence, railing or other structure, Resident is permitted to hang clothing, blankets or other laundry on the patio, deck or balcony subject to the following rules and conditions:

1. No clotheslines or drying racks may be affixed or attached in any manner tot any portion of the building, fence, railing, wall, building support structure or light fixture.

Resident Initials:

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2. Drying rack must be free standing and no higher than the patio, balcony or deck fence or railing.
3. Items must be removed from clotheslines and drying racks within 24hrs of putting on line or rack.
4. Drying racks may not block any entrance or exit, create a health or safety hazard, interfere with walkways or utility service equipment, or interfere with maintenance of the Property.
5. Clothes may not be draped over fence or balcony railings or hung from any building fixtures.
6. If the patio or balcony is not enclosed by a fence, railing or other structure, Resident is not permitted to hang clothing, blankets or other laundry on the patio, balcony or deck.

SAFETY

1. All doors must be locked during absence of Resident.
2. All appliances must be turned off before leaving the Premises.
3. Resident shall notify Management if they will be away and the Premises unoccupied for a period exceeding 14 days. Resident agrees to leave the Premises in a clean and safe condition; lock doors and windows, store all food, remove trash from the Premises and check all faucets are completely shut and drains are unobstructed. With written permission from Resident, Management will check on Premises from time to time and refrain from leaving notices on Residents door for safety. Resident shall check-in with Management upon their return.
4. If someone is to enter the Premises during Resident's absence, Resident shall give Management written permission beforehand to let any person in the Premises and/or provide the name of person or company entering.
5. Smoking is prohibited by law throughout the Property, including stairways, interior and exterior hallways, laundry rooms, elevators, recreation room, swimming pool and fitness areas, and mailbox area. If smoking is permitted inside the Premises, smoking in bed is always prohibited.
6. The use or storage of gasoline, cleaning solvent or other combustibles in the Premises, storage lockers, or anywhere on the Property is prohibited.
7. The use and storage of charcoal and liquefied petroleum gas (LPG) barbeques with a propane fuel container size greater than one-pound capacity are prohibited on balconies, patios and decks of any residential structure having more than two dwelling units. If permitted by local ordinance and the State Fire Code, use of a one-pound propane canister may be used if Resident's private exterior space allows for a distance of at least ten (10) feet from any combustible wall or structure. Electric barbeques may be used. It is also prohibited to transport propane containers greater than one-pound capacity inside the common building areas (i.e. enclosed interior stairways and elevators).
8. When a fire blanket has been provided in the Premises, Resident is responsible to keep the fire blanket in the same location throughout the tenancy. Resident is required to notify Management if the fire blanket is missing or has been used so a replacement blanket can be installed. Resident will be charged $12.00 for a missing or used fire blanket.
9. No personal belongings, including bicycles, play equipment or other items may be placed in the halls, stairways or about the Property.
10. Residents are responsible for ensuring that all Occupants and Guests conduct themselves in a safe manner and comply with all community rules. Activities that create a risk of harm to persons or property are not permitted. Management may establish reasonable rules for the safe use of common areas and amenities.

MAINTENANCE, REPAIRS & ALTERATIONS

1. Resident shall advise Management, in writing, of any items requiring repair (dripping faucets, light switches, etc.). Notification should be immediate in an emergency, and for normal problems reported promptly during business hours. Repair requests should be made as soon as the defect is noted.
2. Repair requests should not be made directly to maintenance people or other such personnel.
3. Costs of repair or clearance of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by Resident negligence or improper usage are the responsibility of Resident. Payment for corrective action must be paid by Resident on demand.
4. Resident shall make no alterations or improvements without the consent of Management. Any article attached to the woodwork, walls, floors or ceilings shall be the sole responsibility of Resident. Resident shall be liable for any repairs necessary during or after residency to restore Premises to the original condition. Glue or tape shall not be used to affix pictures or decorations.
5. Resident shall not move or remove any large appliances provided by Management without written consent from Management. Resident shall not install or operate any additional refrigerators, freezers, washing machines, clothes dryers, portable dishwashers, air conditioners or other large appliance not provided by Management, without prior written consent from Management.

Resident Initials:

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PRODESSE PROPERTY GROUP
HOUSE RULES ADDENDUM
(CONTINUED)

PARKING

Resident is assigned parking space/tag number: . Resident acknowledges that Management retains the right to change Resident's parking space any time during Resident's tenancy with a thirty-day written notice to Resident. Parking in the driveways is prohibited. All guests must park on the public street. Vehicles parked on the Property must have current registration, be operable and in condition to operate safely on the highway, and be kept clean as to not appear abandoned. Vehicles may not be backed into carports or garages and may not be stored on the Property. Resident's assigned parking space may include a storage locker. Resident is responsible to secure the storage locker with Resident's own lock. Resident understands and agrees that repairing or washings of vehicles is strictly prohibited in the parking areas, parking spaces and any other area of the Property. Resident will park only the following vehicle(s) in the assigned parking space:

First Vehicle: N/A
Second Vehicle: N/A

If available, parking in open, unassigned spaces is on a first-come-first-served basis. Each apartment is authorized to use a maximum of one (1) unassigned, open parking space if available at any time. Vehicles may not remain parked in the same open, unassigned space for more than 72 consecutive hours. Vehicles remaining in the same open, unassigned spaces for longer than 72 consecutive hours are subject to tow at the vehicle owner's expense without further notice.

LAUNDRY

Laundry facilities have been provided for convenience only. Heavy articles are not allowed in washing machines. MANAGEMENT ASSUMES NO RESPONSIBILITY FOR USE OF LAUNDRY EQUIPMENT.

ASBESTOS WARNING

The Premises may contain asbestos, a chemical known to the state of California to cause cancer and/or birth defects and other reproductive harm. These hazardous substances may be contained in some of the original building materials and in some of the products and materials used to maintain the Premises. Disturbance or damage to certain interior unit surfaces may increase the potential exposure to these substances.

(POSTED IN ACCORDANCE WITH PROPOSITION 65
CALIFORNIA HEALTH AND SAFETY CODE 25249.5 ET SEQ.)

1. Resident or their guests, employees and contractors shall not take or permit any action which in any way damages or disturbs the ceiling in the Premises or any part thereof, including without limitation: (I) piercing the surface of the ceiling by drilling or any other method; (ii) hanging plants or other objects from the ceiling; (iii) attaching any fixtures to the ceiling; (vi) allowing any objects to come in contact with the ceiling; (v) permitting water or any liquid, other than ordinary steam condensation, to come into contact with the ceiling; (vi) painting, cleaning, or undertaking any repairs of any portion of the ceiling; (vii) replacing light fixtures; (viii) undertaking any activity which results in building vibration which may cause damage to the ceiling.
2. Resident shall notify Manager immediately in writing (I) if there is any damage to or deterioration of the ceiling in the Premises or any portion thereof, including without limitation flaking, loose, cracking, hanging or dislodged material, water leaks, or stains in the ceiling, or (ii) upon the occurrence of any of the events described in Paragraph 1 above.
3. Resident or Resident's guests shall not use or keep in the Premises or cause to enter or remain in the Premises, any dangerous substances, including without limitation, materials identified as hazardous or toxic under any federal, state, or local laws or regulations and any other poisons, explosives, corrosive or radioactive materials.
4. For safety, each person must run water faucets for at least two seconds to clear the faucet of standing water prior to use.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.
ACCEPTED BY:

_____ _____
Test - College Ridge Date

Prodesse Property Group	Date

PRODESSE PROPERTY GROUP
MOVE-OUT CLEANING, REPAIR & REPLACEMENT CHARGES

Cleaning Charges
Resident is expected to clean the Premises before moving out and return the Premises to Management to the same level of cleanliness as it was upon move-in. If prior to moving out, Resident does not clean or does not clean to the appropriate level of cleanliness, Resident will be charged the actual cost incurred by Management for the cleaning of the Premises.

Painting Charges
Resident will be responsible for the actual costs to restore Premises to move-in condition accounting for normal wear and tear. The following schedule will be used to discount for wear and tear and determine Resident's portion of the cost.

Length of Stay	% of Cost Charged		Length of Stay	% of Cost Charged		Length of Stay	% of Cost Charged		Length of Stay	% of Cost Charged
0-6 months	95%		13-14 months	75%		21-22 months	55%		29-30 months	35%
7-8 months	90%		15-16 months	70%		23-24 months	50%		31-32 months	30%
9-10 months	85%		17-18 months	65%		25-26 months	45%		33-34 months	20%
11-12 months	80%		19-20 months	60%		27-28 months	40%		35-36 months	10%

Repair and Replacement Charges
When possible, Management will attempt to repair damaged items in the Premises prior to replacement. Resident will be responsible for the actual cost of the repair. If any items are missing or damaged to the point that they must be replaced when Resident moves out, Resident will be charged for the current cost of replacement, including labor and service charges. For items such as carpet and plank-flooring, Management will use a Lost Use Calculation Formula to determine Resident's portion of replacement cost.

According to state law:
Any security deposit shall be held by the landlord for the tenant who is party to the lease or agreement. The claim of a tenant to the security deposit shall be prior to the claim of any creditor for the landlord. (Civil Code Section 1950.5(d)). According to Civil Code Section 1950.5(b), the security deposit may be used by the Landlord for any purpose, including, but not limited to, any of the following:

1. The compensation of a landlord for a tenant's default in the payment of rent.
2. The repair of damages to the premises, exclusive of ordinary wear and tear, caused by the tenant or by a guest or licensee of the tenant.
3. The cleaning of the premises. Upon the termination of a tenancy, the tenant must clean the premises to the same level of cleanliness as at the start of the tenancy. This requirement, as amended, applies to tenancies that began after January 1, 2003.
4. To remedy future defaults by the tenant in any obligation under this rental agreement to restore, replace, or return personal property or appurtenances, exclusive of ordinary wear and tear, if the security deposit is authorized to be applied thereto by the rental agreement.

From the time of the initial inspection until termination of tenancy, the tenant may remedy the deficiencies identified in the initial inspection, in a manner consistent with the rights and obligations of the parties under the rental agreement, in order to avoid deductions from the security deposit.

The law allows the Landlord to use the security deposit for legal itemized deductions that are not corrected by the Resident prior to termination of tenancy or that were not identified due to the presence of Residents' possessions during the time of the initial inspection. It also allows the Landlord to use the security deposit to correct any damages that occur to the Premises and/or Property between the time of the initial inspection and the termination of the tenancy.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original

ACCEPTED BY:

_____ _____
Test - College Ridge Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
MOVE IN / MOVE OUT INSPECTION STATEMENT

Resident(s): Test - College Ridge
Premises: 12 Miraluna Drive, #19, San Bruno, CA 94066

Date of Occupancy: 11/07/2026
Security Deposit Amount: $850.00

By initialing below, Resident acknowledges and accepts that the Move In/Move Out Inspection Statement as seen here on page 14 and on page 15, will be completed by Management and Resident on the day that Resident takes possession of the Premises. Resident also acknowledges that the Move In inspection may be conducted on a Mobile App and will become part of the Rental Agreement. Management may not provide Resident with keys to the Premises until Management and Resident have completed and signed the Move In/Move Inspection Statement. In the event that Resident fails to complete and sign the Move In inspection, Management and Resident hereby agree that the condition of the Premises was acceptable and that there was no damage to the Premises at the time of Resident's move in.

Resident Initials:
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THE FOLLOWING SMOKE DETECTOR(S) AND CARBON MONOXIDE DETECTOR(S) PORTION OF THE MOVE IN / MOVE OUT INSPECTION STATEMENT AND THE MOVE-IN SECTION OF THE INSPECTON STATEMENT ON THE FOLLOWING PAGE SHALL BE COMPLETED BY MANAGEMENT AND RESIDENT ON THE DAY THAT RESIDENT TAKES POSSESSION OF THE PREMISES:

SMOKE DETECTOR(S)

1. The Premises are equipped with smoke detection device(s).
2. Resident acknowledges the smoke detector(s) was (were) tested and its operation explained by Management in the presence of Resident at the time of initial occupancy and the detector(s) in the Premises was (were) working properly at that time.
3. Resident shall perform the manufacturer's recommended test at least once each week to determine if the smoke detector(s) is (are) operating properly.
4. Initial ONLY IF BATTERY OPERATED: _____
   By initialing as provided, Resident understands that said smoke detector(s) and alarm is (are) a battery-operated unit and it shall be Resident's responsibility to:
   A. Ensure that the battery is in operating condition at all times;
   B. Replace the battery as needed (unless otherwise provided by law or if the detector includes a 10-year tamper proof or 10-year tamper resistant battery);
   C. If, after replacing the battery, the smoke detector(s) does (do) not work, Resident agrees to inform Management immediately in writing; and
   D. Resident hereby agrees to inform Management or Management's authorized agent immediately in writing of any defect, malfunction or failure of any detector(s).
5. If local law requires Management to test the smoke detector, Resident shall allow Management, or Management's agent, access to the Premises for that purpose.

CARBON MONOXIDE DETECTOR(S)

1. If the Premises contains gas burning appliances, the Premises may be equipped with a carbon monoxide detection device.
2. Initial ONLY IF CARBON MONOXIDE DETECTORS ARE PRESENT IN THE PREMISES: _____
3. In the event that carbon monoxide detectors are present in the Premises, as noted by Resident's initials above, Resident acknowledges that the carbon monoxide detector was tested and its operation explained by Management in the presence of Resident at the time of initial occupancy and the detector in the Premises was working properly at that time.
4. Resident shall perform the manufacturer's recommended test at least once each week to determine if the carbon monoxide detector is operating properly.

Resident Initials:
_____

5. Initial ONLY IF BATTERY OPERATED: _____
   By initialing as provided, Resident understands that said carbon monoxide detector and alarm is a battery-operated unit and it shall be Resident's responsibility to:
   A. Ensure that the battery is in operating condition at all times;
   B. Replace the battery as needed (unless otherwise provided by law or if the detector includes a 10-year tamper proof or 10-year tamper resistant battery);
   C. If, after replacing the battery, the carbon monoxide detector does not work, Resident agrees to inform Management immediately in writing; and
   D. Resident hereby agrees to inform Management or Management's authorized agent immediately in writing of any defect, malfunction or failure of any detector(s)
6. If local law requires Management to test the carbon monoxide detector, Resident shall allow Management, or Management's agent, access to the Premises for that purpose.

Resident Initials:
_____

PRODESSE PROPERTY GROUP
MOVE IN / MOVE OUT INSPECTION STATEMENT
(CONTINUED)

Resident(s): Test - College Ridge

Premises: 12 Miraluna Drive, #19, San Bruno, CA 94066

KITCHEN	MOVE IN	MOVE OUT
MICROWAVE		
STOVE		
Burners		
Drip Pan Rings		
Oven		
Racks		
Broiler Pan		
Range Hood		
REFRIGERATOR		
DISHWASHER		
DISPOSAL		
COUNTER AREA		
Counter Top		
Sink		
Drains		
Faucets		
CABINETS		
MECHANICAL		
Hot Water Heater		
Furnace Unit		
Air-Conditioner		
Air-Conditioner Filter		
WALLS & CEILINGS		
Paint		
Paint		
Paint		
FLOORS		
Kitchen		
Bathroom(s)		
CARPETS		
Living Room		
Bedrooms		
Hall		
WINDOWS		
Glass		
Screens		
Latches/Locks		

DOORS	MOVE IN	MOVE OUT
Door Runners		
Latches/Locks		
DRAPES/BLINDS		
Living Room		
Bedrooms		
Kitchen		
Dining Room		
ELECTRIC FIXTURES		
Light Fixtures		
Bulbs		
Switch Plates		
CLOSETS		
Shelves		
Walls		
Doors		
Other		
BATHROOMS		
MEDICINE CAB.		
Shelves		
Doors		
Mirror		
WALLS & TILE		
TUB & SHOWER		
Tub		
Shower Doors		
Shower Head		
FIXTURES		
Basin		
Drains		
Faucets		
Counter Tops		
Exhaust Fans		
Bowl		
Towel Racks		
Toilet Seat		
Soap Dish		
PATIO/BALCONY		
STORAGE AREA		
MISCELLANEOUS		
Keys		
Fire Blanket		
TOTAL PROPERTY DAMAGES		$

RESIDENT HEREBY ACCEPTS THE SUBJECT PREMISES TO BE IN GOOD CONDITION EXCEPT AS NOTED ABOVE.

MOVE-IN SIGNATURE:

Resident Signature(s) _____ Date _____

Resident Signature(s) _____ Date _____

By: Prodesse Property Group _____ Date _____

MOVE-OUT SIGNATURE:

Resident Signature(s) _____ Date _____

Resident Signature(s) _____ Date _____

By: Prodesse Property Group _____ Date _____

PRODESSE PROPERTY GROUP
TOXIC MOLD PROTECTION ACT & GENERAL MOLD NOTIFICATION ADDENDUM

THIS AGREEMENT is entered into on 11/07/2026 by and between Prodesse Property Group, “Management,” and Test - College Ridge “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 12 Miraluna Drive, #19, San Bruno, CA 94066 “Premises”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

TOXIC MOLD PROTECTION ACT
In accordance with the Toxic Mold Protection Act of 2001, Management is providing Resident with the attached four-page booklet titled, “Information on Dampness and Mold for Renters in California” published by the California Department of Public Health.

GENERAL MOLD NOTIFICATION
It is our goal to maintain the highest quality living environment for our residents. Therefore, know that Management has inspected the Premises prior to lease and knows of no damp or wet building materials and knows of no mold or mildew contamination. Resident is hereby notified that mold, however, can grow if the Premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the Premises, it can cause mildew and mold to grow. It is important that Residents regularly allow air to circulate in the apartment. It is also important that Residents keep the interior of the unit clean and that they promptly notify Management of any leaks, moisture problems, and/or mold growth.

1. Resident agrees to keep the Premises free of dirt and debris that can harbor mold.
2. Resident agrees to immediately report to Management any water intrusion, such as plumbing leaks or drips.
3. Resident agrees to notify Management of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
4. Resident agrees to report to Management any significant mold growth on surfaces inside the Premises.
5. Resident agrees to allow Management to enter the Premises to inspect and make necessary repairs.
6. Resident agrees to use bathroom fans (if applicable) while showering or bathing and to report to Management any non-working fan.
7. Resident agrees to use exhaust fans whenever cooking, dishwashing, or cleaning.
8. Resident agrees to use all reasonable care to close all windows and other openings in the Premises when necessary to prevent outdoor water from penetrating into the Premises.
9. Resident agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible. (Note: Mold or mildew can grow on damp surfaces within 24 to 48 hours.)
10. Resident agrees to notify Management of any problems with the air conditioning or heating systems that are discovered by Resident.
11. Resident agrees to indemnify and hold harmless Management from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys’ fees that Management may sustain or incur as a result of the negligence of Resident or any guest or other person living in, occupying, or using the Premises.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Ridge Date

_____ _____
Prodesse Property Group Date

Information on Dampness and Mold for Renters in California

Main points:

- Living in damp or moldy buildings increases the chances of respiratory problems like asthma.
- The critical warning signs are visible mold, water damage, damp materials, or mold smell.
- Dampness is needed for mold to grow, so if you control the dampness, you control the mold.
- Dampness or mold indoors may make housing substandard, per the California Health & Safety Code.



This booklet describes the increased risks to health, including specific health issues, that may result from exposures to dampness or mold in buildings. This booklet was produced in January 2021 by the California Department of Public Health (CDPH) in accordance with the 2001 Toxic Mold Protection Act (HSC §26148)

Health Problems from Damp or Moldy Buildings

Living or working in damp or moldy buildings increases the risk of many harmful health problems, including:

- asthma attacks in people who already have asthma
- a new asthma diagnosis
- respiratory infections, such as bronchitis
- breathing symptoms, such as hay fever, sneezing, stuffy nose, sore throat, wheezing, breathing difficulty, or cough
- eczema or skin rash

Mold can affect people differently. How much a person is affected depends on how sensitive they are and on how much they are exposed. Damp or moldy buildings are linked to health problems in people even if they do not have allergies.

Signs of Dampness or Mold

Signs of dampness or mold that may cause health problems include:

- **visible mold** (regardless of color), such as on wallsor ceilings, behind furniture or appliances, under carpets, or even hidden in areas not seen in the occupied areas of homes
- **mold odor**, noticed as an earthy, musty, or moldy smell
- **visible water damage**, such as water-stains or discoloration on walls or ceilings, peeling or bubbled paint, warped floors, or rotting wood
- **damp or moist materials**, including condensation on windows or walls

Any one of these signs indicates increased risks to health, and the more that any of them are present, the greater the risk of health problems. Tests that identify the types of mold or the amounts of mold in buildings are not useful in telling us about the health risks. This is *why CDPH does not recommendtesting for mold, such as measuring mold spores in the air*



Causes of Building Dampness that Can Allow Mold to Grow

The dampness that is necessary for indoor mold to grow can come from either inside or outside a building.

Indoor sources include:

- leaking or burst water pipes, for instance under sinks inside walls
- not enough venting to the outside by open windows or exhaust fans in places where water is used or moisture is produced (for example, bathrooms, laundry areas, kitchens, and water heaters)
- condensation (water droplets) on cold surfaces, including windows

Outdoor sources include:

- water coming in through leaky roofs or poorly-sealed windows, or from flooding
- damp, exposed dirt in crawl spaces
- outdoor surfaces that slope and drain water toward a building, including from a downspout





Fixing Dampness and Mold Problems

The California Health & Safety Code (HSC §17920.3) says that when dampness or visible mold (or certain other conditions) in a home is a hazard to the health of occupants, the home is *substandard* and the property owner must fix the conditions. The Code excludes mold that is "minor and found on surfaces that accumulate moisture as part of their properly functioning and intended use."

CDPH recommends fixing dampness and mold problems as follows:

- identifying and correcting the source of any water that may allow mold to grow
- rapid drying or removal of damp materials
- cleaning or removing mold and moldy materials as rapidly and safely as possible

Note: if a moldy area is simply bleached, cleaned, or painted over—without fixing the source of the dampness—the mold is likely to grow again.

Renters in California

The California Health & Safety Code requires property owners to provide a rental unit that is safe and healthy for the people living in it. Prospective renters should look for obvious conditions that show dampness or mold, and also less obvious signs like water leaks under the kitchen and bathroom sinks or moldy odor in a sealed-up home. Also look for conditions likely to cause future problems, like a bathroom that has no working vent fan or no window that opens, or a clothes dryer without an outside vent.

For renters who suspect there is dampness or mold:

1. Tell the property owner or manager. Early detection and correction of the dampness and mold problems can reduce the risks to your health and prevent the problem from getting worse.

2. If your property owner will not respond to your concerns in a reasonable amount of time, contact your local (city or county) code enforcement agency and ask for a code enforcement officer to inspect for violations. Many dampness or mold problems in rental homes are the responsibility of the property owner and must be addressed by them. However, a code enforcement officer may determine that dampness or mold in a building results from a tenant's actions or inactions – for instance, not using available bathroom ventilation during showers.

3. If the local inspector determines there is a violation, they can require the property owner to correct the problem.

Additional Resources

For general information on dampness and mold and a list of local code enforcement agencies, with a focus on dampness and mold, see www.cdph.ca.gov/iaq/mold. To see an animated video series, Mold in the Home, visit www.cdph.ca.gov/mold.

Property owners must provide a rental unit that is safe and healthy for the people living in it.

Tenants must notify property owners of any dampness or mold problems.

PRODESSE PROPERTY GROUP
PESTICIDE NOTICE DISCLOSURE

THIS AGREEMENT is entered in on 11/07/2026, by and between Prodesse Property Group, “Management,” and Test - College Ridge “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 12 Miraluna Drive, #19, San Bruno, CA 94066.

This is to inform you pesticides may have been applied in the past to the Premises and/or the apartment or building in which the Premises is located. California law requires that building owners and operators provide tenants with the following written notice concerning the application of pesticides:

CAUTION – PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for the use by the California Department of food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized. If rodenticide ingestion occurs, you may experience symptoms of mild shock and or bleed anticoagulant reaction. If within 24 hours following application, you experience flu like symptoms, headaches, dizziness, nausea, tearing, coughing, nose and throat irritation or develop shortness of breath, double vision, unusual drowsiness and weakness, or tremors, contact your physician or Poison Control Center at (800) 986-4766 and the Property Manager immediately.

For further information contact any of the following:

Poison Control Center	(800) 986-4766
County Health Department	(408) 918-3400
Santa Clara County AG Commissioner	(408) 918-4600
Alameda County AG Department	(510) 670-5232
San Mateo County AG Department	(650) 363-4700
Contra Costa AG Department	(925) 646-5260
Structural Pest Control Board	(800) 737-8188, 1430 Howe Ave, Sacramento, California 95825

The following pesticides are commonly used for the extermination of pests and wildlife. One or more of these materials may be used in, on, or around the Premises. You may request specific information from Management about which pesticides are to be applied and when they are to be applied.

19-3-10/0.20% Dimension (Dithiopyr)	Drive XLR8 (Dimethylamine Salt of Quinclorac)	PHOSPHO-Jet (Mono-and di-potassium salts of Phosphorous Acid)
24-3-8 w/Dimension (Dithiopyr)	Dragnet (Permethirin) FMC	Pignx Caulking Gel Pigeon (Capsaicin)
565 Plus XLO (Pyrethrins, Allethrin, Piperonyl Butoxide, Technical)	Drax (Orthoboric Acid) Waterbury	Precor 2000 Plus (Methoprene) Zoecon
960 Vector Fruit Fly Trap (Acetic Acid)	Drione (Pyrethrins) Aventis	Precor Fogger (Methoprene) Zoecon
AC 90 (Chlorphacinone) Bell Labs	ECO Exempt Jet (2-Phenethyl Propionate+Rosemary Oil)	PT 565 (Pyrethrin) Whitmire
ACE-Jet (Acephate)	Espanlade 200 SC (Indaziflam)	Perma-Dust PT240 (Boric Acid) Whitmire
Advance 375A Select & Advance 360A Dual Choice Bait (Abamectin B1)	Esplanade EZ (Indaziflam, Diquatl Dibromide, Glyphosate, Isopropylamine Salt)	Premise 75 & Premise Foam (Imidaloprid)
Advance Cockroach Bait (Dinotefuran)	Essentria D (2-Phenylethyl Propionate, Eugenol, Soybean Oil)	Prentox ExciteR (Piperonyl Butoxide Technical Pyrethrins)
Advance Gel Bait (Boric Acid) Whitmire	Essentria G Wellmark International	Pro Control Fogger Plus (Pyrethrins/Cyfluthrin) Whitmire
Advance Granular Carpenter Any Bait (Abamectin B1)	Essentria IC3 (Rosemary Oil, Geraniol, Peppermint Oil)	Pro Control Plus (Pyrethrins/Cyfluthrin) Whitmire

Resident Initials:

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Advance Liquid Ant Bait (Sodium Tetraborate Decahydrate (Borax))	Evergreen (Pyrethrins)	Pro Foam Platinum (Sulfates Disodium Lauroampho Diacetate)
Advion Ant Bait Arena (Indoxacarb)	Exciter (Pyrethins, Piperonyl Butoxide)	ProCitra-DL (d-Limonene)
Advion Cockroach Bait Arena (Indoxacarb)	Exponent (Piperonyl Butoxide)	Prograss (Ethofumesate)
Advion Coackroach Gel Bait (Indoxacarb)	Foam Fighter (Dimethyl Silicone Fluid Elumsion)	Prosecutor Pro (Glyphosate)
Advion Insect Granule (Indoxacarb)	Fumitoxin (Aluminum Phosphide) Pestcon Systems	Purge III (Pyrenthrins)
Answer Pocket Gopher Bait (Diphacinone)	Fusilade II (Fluazifop-P butyl)	Pyronyl OR 3610 (Pyrethrin, PBO, N-octyl Bicycloheptene Dicarboximide)
	Gallery 75 DF (Isoxaban)	Quickstrike Fly Abatement Strip (Nithiazine)
	Garlon 4 Ultra (Triclopyr)	QuikPro (Glyphosate + Diquat dibromide)
AGRI-FOS (Mono-and di-potassium salts of Phosphorous Acid)	Gentrol (Hydroprene) Zoecon	Quintox Mouse Seed Place Pacs (Cholecalciferol)
Allure MD (Z-9, E-12-Tetradecadien-1-yl acatate)	Gentrol IGR Concentrate (S-Hydroprene)	Rat-Out Gel (Garlic Oil, White pepper)
Aldesan Microboiocide (Formaldehyde)	Gentrol Point Source Roach Control Device (S-Hydroprene)	Rejex-it (Methyl Anthranilate)
Alpine Dust Insecticide (Dinotefuran) BASF	Gopher Getter (Strychnine) Wilco	Resolv Soft Bait (Bromadionlone)
Alpine WSG Whitmire	Green Lawnger	Rodent Bait Oats (Chlorphacinone) King County
Alpine Flea with IGR (Dinotefuran, Pyrippxyfen, Prallethrin)	Harmonix (Pyrethrins) Bayer	RoundUp Custom (GLYPHOSATE, ISOPROPYLAMINE SALT)
PT 565 (Pyrethrin) Whitmire	Mole Patrol (Warfarin) Wilco	
Perme-Dust PT240 (Boric Acid) Whitmire	Rodent Bait Oats (Chlorphacinone) King County	Rozol Pocket Gopher Bait (Chlorophacinone-Liphadione)
Pro Control Fogger Plus (Pyrethrins/Cyfluthrin) Whitmire	ZP Tracking Powder (Zinc Phosphide) Bell Labs	Safari 20 SG (Dinotefuran)
Suspend SC (Deltamethrin) Aventis	ZP Zinc Phosphide) Bell Labs	SFM-75 (Sulfometuron Methyl)
Alpine Pressurized Fly Bait (Dinotefuran)	Headway G (Azoxystrobin)	Shatter (Hexaflumuron)
Altrset (Chlorantraniliprole)	Heritage (Azoxystrobin)	Siege PBS (Hydrmethylnon)
Altosid Brisquets (S-Methoprene)	Hot Foot Gel (Polybutene)	Sledgehammer (Halosulfuron-methyl)
Arbor OTC (Oxytetracycline Hydorchloride)	IMA-Jet (Imidacloprid)	Sluggo (Iron Phosphate)
Archer (Pyriproxyfen)	Imped Rods (Anhydrous Disodium Octaborate)	Sluggo Leaf Life (Iron Phosphate)
Arena 0.25G (Clothianidin)	Invade Bio Foam (Ethyl Alcohol)	Snapshot (Trifluraline, isoxaben & isomers)
Arilon (Indoxacarb)	Invade Bio Cleaner (Citrus Oil)	SpeedZone Southern (Carfentrazone-ethyl, 2-4-D, 2-ethylhexyl ester, MCPP, Dicamba)
Avert Gel (2)(3) (Abamectin) Whitmire	Invite Fruit Fly Trap (Pheromone)	Steri-Fab (Isopropanol)
Avert 310 (Abamectin) Whitmire	Invite Multi Lure Oil (Grain Oil & Synthetic Pheromone)	Sureguard (Flumioxazin)
Avert Dry Flowable Cockroach Bait Formula 1 (Abamectin B1)	Kaput (Warfarin) Scimetrics	Suspend SC (Deltamethrin) Aventis

Resident Initials:

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Avitrol Whole Corn (4-Aminopyridine)	Kaput D (Diphacinone)	Rozol Pocket Gopher Bait (Chlorophacinone-Liphadione)
Aza-Sol (Azadirachtin)	Landmark XP (Sulfometuron methyl+Chlorsulfuron)	Safari 20 SG (Dinotefuran)
Azatrol (Azadirachtin)	Larva Lur (Propoxur)	SFM-75 (Sulfometuron Methyl)
Bandit (Imidacloprid)	Lesco Hort Oil (Mineral Oil)	Suspend Polyzone (Deltamethrin) Bayer
Banner Maxx II (Propiconazole)	Lesco Three-Way (2,4-D, MECOPROP-p and DICAMBA)	Talon-G Rodent Bait Pac (Brodifacoum Technical)
Bedlam (3-Phenoxbenzyl)	Liqua-Tox II (Sodium Salt of Diphacinone)	Talpirid (Bromethalin)
Bora-Care (Disodium Octaborate Tetrahydrate)	Maintain CF 125 (Methyl Ester Chloreflurenol, Flurecol-Methyl 1-2, 7-Dichloro-9-Hydroxyfluorene-9-Carboxylate)	Talstar EZ Granular (Bifenthrin) FMC
Borid (Boric Acid) Cline Buckner	Maxforce FC Ant Gel (Fipronil) Maxforce	Talstar Liquid (Bifenthrin) FMC
BP 100 or BP 300 (Pyrethrins) Whitmire	Maxforce FC Roach Gel (Fipronil) Maxforce	Taurus SC (Fipronil)
BTI Briquets (Bacillus Thuringiesis)	Maxforce Fly Spot Bait & Granular Bait (Imidacloprid)	Tempo Dust (Cyfluthrin) Bayer
Capstone (Aminopyralid, Triclopyr)	Maxforce Granules (Hydramethylnon) Maxforce	Tempo SC Ultra (Beta-Cyfluthrin)
Card-O-Vap 8 (Dichlorvos, DDVP)	Maxforce Impact (Clothianidin)	Temprid SC Insecticide (Imidacloprid/beta-Cyfluthrin) Bayer
CB 80 extra (Pyrethins) Waterbury	Maxforce Quantum (Imidacloprid)	Terad3 Ag Blox & Pellets (Cholecalciferol)
CB D Foam Aerosol (Deltamethrin)	Merit 75 WSP (Imidacloprid)	Termidor Dry & Termidor Foam & Permidor SC & Termidor HE (Fipronil)
Chase Granular Mole Gopher Repellant (Castor Oil USP, Sodium Lauryl Sulfate)	Microcare 3% CS (Pyrethrins, Piperonyl Butoxide, Technical)	Tengard & Tengard SFR (Permethrin)
Chloropricrin	Microcare (Pyrethrins) Whitmire	Terro Ant Liquid Bait (Sodium Tetraborate Decahydrate)
Clean Air Purge III (Pyrenthrins, Piperonyl Butoxide, Technical)	Milestone Spaeciality (Aminopyralid)	Timbor (Disodium Octaborate Tetrahydrate)
CimeXa (Amorphous Silica Gel)	Mole Patrol (Warfarin) Wilco	Transport GHP (Bifenthrin Acetamipred)
Cimi Shield - Soybean Oil	Mother Earth (Diatomaceous Earth) Whitmere	TREE-age (Emamectin Benzoate)

California law also requires persons exposed to substances (regulated under the Safe Drinking and Toxic Enforcement Act of 1986, commonly referred to as “Proposition 65”, to be provided a clear and reasonable warning, as some of the pesticides listed above are chemicals regulated under Proposition 65. You are advised as follows:
WARNING: The area within the interior or exterior of the Premises may contain a substance known to the State of California to cause cancer, birth defects, or other reproductive harm.
Resident acknowledges having read the above disclosures and pesticide list and understands that any of the pesticides listed may have been used at, on or within the Premises in the past and may also be used at, on or within the Premises in the future.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Ridge Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
BED BUG ADDENDUM

THIS AGREEMENT is entered in on 11/07/2026, by and between Prodesse Property Group, "Management," and Test - College Ridge "Resident". This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 12 Miraluna Drive, #19, San Bruno, CA 94066

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

It is the goal of Management to maintain the highest quality living environment for all Residents. Management has inspected the Premises prior to occupancy by Resident and knows of no bed bug infestation. Resident has an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bed bugs, minimizing an infestation, and limiting its spread. It is important to underscore that travelers are mainly responsible for the transfer of bed bugs.

Information about bed bugs, pursuant to AB 551:

Bed Bug Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about ¼ of an inch in length. Their color can vary from red and brown to copper color. When a bed bug feeds its body swells, may lengthen and becomes bright red, sometime 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, 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 marks, especially on legs, arms and on the 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.

For more information, see the Internet Websites of the U.S. Environmental Protection Agency and the National Pest Management Association.

http://www2.epa.gov/bedbugs

http://www.pestworld.org/all-things-bed-bugs/

By initialing as provided, Resident represents that all furnishings and other personal property that will be moved into the Premises are free of bed bugs.

Resident Initials:

Guarantor Initials _____

Resident agrees to maintain the Premises in a manner that prevents the occurrence of a bed bug infestation in the premises. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. Resident shall check for hitch-hiking bed bugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs *before* you enter the Premises. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation. After guests visit, inspect beds, bedding, and upholstered furniture.
2. Resident shall remove clutter. Bed bugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry, especially under the bed and in closets. Reducing clutter also makes it easier to carry out housekeeping.

Resident Initials:

Guarantor Initials _____

3. Resident shall keep the Premises clean. Vacuum and dust regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bed bugs, and report these immediately.
4. Resident shall arrange furniture to minimize bed bug hiding places. If possible, keep beds and upholstered furniture several inches away from the walls. Bed bugs can jump as far as three inches.
5. Resident shall cover mattresses and box springs with zippered covers that are impermeable to bed bugs. These are relatively inexpensive, and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer.
6. Resident shall avoid using appliances, electronics and furnishings that have not been thoroughly inspected for the presence of bed bugs. Make sure that the electronics, appliance, or furniture company has established procedures for the inspection and identification of bed bugs or other pests. This process should include inspection of trucks used to transport appliances, electronics, or furniture. Never accept an item that shows signs of bed bugs. Never take discarded items from the curbside.
7. Resident shall report any problems immediately. Specifically, Resident shall:
   1. Report any signs of bed bugs immediately. Do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from the Premises to adjacent property.
   2. Report any maintenance needs immediately. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.
8. Resident shall cooperate with pest control efforts. If the Premises (or neighboring property) is infested with bed bugs, a pest management professional may be called in to apply pesticides. The treatment is more likely to be effective if the Premises is properly prepared. Resident will be given written instructions from the pest management professional and agrees to comply with their recommendations and all preparations necessary for treatment.

Resident agrees to reimburse Management for all bed bug related expenses including but not limited to attorney's fees and pest management fees that Management may incur as a result of an infestation of bed bugs in the Premises.

Resident agrees to indemnify and hold Management harmless from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that Management may sustain or incur as a result of the negligence of Resident or any guest or other person living in, occupying, or using the Premises.
It is acknowledged that Management shall not be liable for any loss of Resident's personal property as a result of an infestation of bed bugs. Resident further agrees that Resident's sole remedy to cover such losses shall be from personal property insurance purchased and maintained by Resident.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Ridge Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
HOA ADDENDUM

THIS AGREEMENT is entered into on 11/07/2026, by and between Prodesse Property Group, “Management,” and Test - College Ridge “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 12 Miraluna Drive, #19, San Bruno, CA 94066 “Premises”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. RESIDENT HEREBY ACKNOWLEDGES HAVING BEEN INFORMED OF AND ACCEPTANCE OF THE FACT THAT: the Premises are located within the confines of the Skyline Ridge HOA Homeowners Association, a common interest development, which is subject to a Declaration of Covenants, Conditions and Restrictions (CC&Rs) and Association Rules and Regulations (Rules & Regulations). A copy of these documents is made a part of this Agreement and is attached hereto.
2. Resident hereby acknowledges that Resident has received, read and understands the Skyline Ridge HOA CC&Rs and Rules & Regulations. Resident further acknowledges that Resident will comply with such CC&Rs and Rules & Regulations during the course of Resident's tenancy. Resident shall comply with any valid order of the Association and shall pay to Management, on demand, any charge assessed against Management by reason of Resident’s failure to comply with these provisions. Except as prohibited by law, noncompliance by Resident with these provisions shall be a breach of the Rental Agreement.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Ridge Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
PET AGREEMENT

THIS AGREEMENT is entered into on 11/07/2026, by and between PRODESSE PROPERTY GROUP, “Management” and Test - College Ridge “Resident.” This agreement is an Addendum and is part of the Rental Agreement between Management and Resident.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. The Rental Agreement provides that without Management's prior written consent, no pets shall be allowed in or about said Premises.
2. Resident desires to keep the below described pet(s) hereinafter referred to as "Pet(s)":

Pet Type	Breed	Weight	Age	Color	Name	Gender	Spay/Ntrd

3. Resident shall pay Management a sum of $0.00 each month as Pet Rent. Payment of Pet Rent shall fall under the same terms and conditions as rent in the Rental Agreement between Resident and Management.
4. Resident shall pay a one-time non-refundable fee of $200.00 at move-in for Management to use when Resident vacates the Premises to inspect for pests such as fleas or mites. Inspection documentation will only be provided if the inspection for pests is positive and treatment is needed.
5. Resident agrees to notify Management in writing if they no longer have the Pet described above. Management will cease Pet Rent billing on the last day of the month Resident notified Management.
6. In the event of default by Resident of any of the terms of this Addendum, Resident agrees, within three days after receiving written notice of default from Management, to cure the default or vacate the Premises. Resident agrees Management may revoke permission to keep said Pet on the Premises by giving Resident written thirty (30) day notice.
7. Resident agrees to comply with all applicable Health and Safety Code, and all other applicable governmental laws and regulations.
8. Resident represents the Pet(s) are quiet and "housebroken" and will not cause any damage or annoy other persons.
9. Resident agrees that the Pet will not be permitted outside the Premises, unless restrained by a leash. Use of the grounds or Premises for sanitary purposes is prohibited.
10. If the Pet is a cat, Resident must provide and maintain an appropriate litter box.
11. If the Pet is a bird, the bird shall not be let out of the cage.
12. If the Pet is a fish, the water container shall not be over 100 lbs. and shall be placed in a safe location in the Premises. Proof that Resident’s renter’s insurance will cover any water damage as a result of breakage is required on water containers in excess of 25 gallon capacity.
13. No Pet shall be fed on unprotected carpeting within the Premises. Resident shall prevent any fleas or other infestation of the Premises.
14. Resident shall not permit the Pet to cause any damage, discomfort, annoyance, nuisance or in any way to inconvenience, or cause complaints, from any other person. Any "mess" created by the Pet shall immediately be cleaned up by Resident.
15. Resident shall be liable to Management for all damages or expenses incurred by or in connection with said Pet, and shall hold Management harmless for any and all damages or costs in connection with said Pet and shall hold Management harmless for same.

Resident Initials:
_____

16. If Management becomes aware that the Resident has not been in residence for an extended period of time and has no indication that Resident will return, Management may make an emergency entrance into the Premises to check on the health and welfare of the Pet. City or County Animal Services may be contacted if necessary and if they deem necessary, Pet may be removed by City or County Animal Services to be placed in their care and custody

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Ridge Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
INSURANCE ADDENDUM

THIS AGREEMENT is entered into on 11/07/2026, by and between Prodesse Property Group, “Management,” and Test - College Ridge “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 12 Miraluna Drive, #19, San Bruno, CA 94066 “Premises”, located in **College Ridge** “Property”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. Resident understands that the property and liability insurance policies carried by Management and the owner of the Premises may not protect Resident, Resident’s guests or any other occupants against loss or damage to personal property or belongings, or cover Resident’s liability for loss or damage caused by Resident’s actions, or those of Resident’s guests or any other occupants of the Premises. Resident understands that by not maintaining a Renter’s Insurance or Liability Insurance policy, Resident may be liable to Management, the owner of the Premises and others for loss or damage caused by Resident’s actions or those of any occupant or guest of Resident in the Premises.

2. Resident agrees to purchase and maintain, at Resident’s sole cost and expense, during the term of the Rental Agreement and any subsequent renewal periods, a standard type of Renter’s Insurance policy or Tenant Liability Insurance policy issued by a licensed company of Resident’s selection which provides limits of liability and fire coverage in an amount no less than $100,000 on a per occurrence basis, which policy shall name Management and as an interested party and contain an endorsement requiring the insurer to give Management at least 30 days’ written notice of any cancellation or expiration of the insurance policy “Required Insurance”. Resident may obtain the Required Insurance coverage from any qualified insurance agent or insurance company of Resident’s choice.

3. Tenant Liability Insurance does not protect Resident against loss or damage to Resident’s personal belongings – only a Renter’s Insurance policy provides this protection. Tenant liability and fire insurance can provide Resident added financial security in the event of a fire or other event so that savings and future earnings of Resident will be protected up to the amount of coverage Resident elects to purchase. In addition, the selected policy may provide coverage for Resident’s representation and defense in the event of a loss. Resident may, at Resident’s option and sole discretion, elect to purchase a policy that provides additional coverage to cover any personal possessions of Resident in an amount that Resident determines is sufficient to protect Resident from losses to Resident’s personal property.

4. Resident agrees to request, at Resident’s sole expense, a certificate of insurance from Resident’s selected insurance carrier that lists and Prodesse Property Group, 655 Mariners Island Boulevard, Suite 301, San Mateo, CA 94404 as “interested party” on Resident’s policy.

5. Resident agrees to provide written proof of insurance coverage to Management prior to taking possession of the Premises and prior to either the renewal of Resident’s Rental Agreement term or prior to the expiration of insurance which Resident has placed to satisfy the terms of this Insurance Addendum. Resident agrees to renew and keep the appropriate level of insurance in place during the entire term of Resident’s tenancy at the Premises. Resident further agrees that no lapse in coverage will occur and that Resident will renew or replace Resident’s coverage prior to expiration.

6. If Resident does not maintain Required Insurance or if proof of Required Insurance, acceptable to Management in its reasonable discretion, is not provided to Management prior to occupancy of the Premises by Resident, or prior to any cancellation or expiration of such policy, then Resident is in breach of the Rental Agreement and Resident hereby agrees that in order to avoid such a breach, Management shall have the right, but not the obligation, to purchase replacement coverage and to charge Resident a fee to cover the expense for such insurance. The insurance requirement of this Rental Agreement may then be satisfied by Management, who may schedule the Resident’s unit for coverage under the Management Placed Tenant Liability Insurance policy “MPTLI”. The coverage provided under the MPTLI will include Required Insurance coverage listed above. An amount equal to the total cost to Management of adding Resident’s unit to the MPTLI shall be charged back to Resident by Management, or Management’s authorized representative. Some important points of this coverage, which Resident should understand are:

   A) Management is the Named Insured under the MPTLI. Resident is an interested party under the tenant liability component of the MPTLI policy for liability arising from on-premises Bodily Injury and Property Damage up to the Limits of Liability appearing above.

Resident Initials:

_____

B) MPTLI coverage is not personal liability insurance or Renter's Insurance. Management makes no warranty or representation that MPTLI covers the Resident's personal property (contents) or additional living expenses. Although coverage may be similar to a personal liability insurance policy or the liability portion of a Renter's Insurance Policy, the MPTLI may not protect Resident as if Resident had purchased personal liability or Renter's Insurance from an insurance agent or insurance company of Resident's choice. Certain restrictions apply.

C) Coverage only applies to liability arising on the Premises. Resident is not insured away from the Premises.

D) Coverage under the MPTLI policy may be more expensive than the cost of Required Insurance available to Resident. At any time, Resident may contact an agent of their choice for personal liability or Renter's Insurance options to satisfy the Required Insurance under the Rental Agreement.

E) Licensed insurance agents may receive a commission on the LTPLI policy.

F) The fee to cover the expense of this coverage shall be Ten Dollars ($10.00) per month. Management retains the right to charge Resident One Dollar ($1.00) per month for administrative costs, which is included in the above amount; the balance of the payment is insurance premium. Resident agrees that the fee shall be due and payable as additional rent immediately upon placement of coverage under the MPTLI policy and in all subsequent months, the fee shall be due and payable on the first day of each calendar month. All terms and conditions regarding late payment and non-sufficient funds, as outlined in the Rental Agreement, shall apply to Resident's MPTLI policy fees payable by Resident to Management.

G) Subject to the terms of the policy, MPTLI will extend legal defense to Resident in the event of actual or alleged liability for bodily injury or property damage not otherwise excluded by the MPTLI policy. MPTLI is designed to fulfill the insurance requirement of the Rental Agreement.

H) Coverage under the MPTLI policy is not mandatory as Resident may purchase Required Insurance from an insurance agent or insurance company of Resident's choice at any time and coverage under the MPTLI policy will be immediately terminated once Resident has provided Management with written proof of Required Insurance. Once acceptable proof of insurance has been provided to Management, monthly billings to Resident for insurance coverage under the MPTLI plan will cease, until and unless Resident's coverage lapses prior to Resident terminating the Rental Agreement and vacating the Premises. No prorated or partial refunds for the MPTLI coverage will be given.

7. Election of insurance coverage or damage waiver. Resident agrees to the following with respect to Resident's obligations to provide Required Insurance (Initial one):

[ ] Resident hereby agrees to purchase Required Insurance through ResidentShield (www.ResidentShield.com). If Resident has questions regarding ResidentShield, Resident shall call 1-800-566-1186 or visit www.ResidentShield.com. Employees of Management are not licensed agents. Please note: the ResidentShield plan is not owned or operated by Management and Management makes no guarantees, representations, or promises concerning the insurance or services provided by ResidentShield. Resident is under no obligation to purchase Required Insurance through ResidentShield.com.

[X] Resident hereby agrees to purchase Required Insurance from an insurance company of Resident's choice. If Resident elects to purchase Required Insurance from a company other than ResidentShield, Resident will provide Management with written proof of compliance with this Rental Agreement Addendum on or prior to the Rental Agreement commencement date, and any time such proof is requested by Management. Resident's insurance company will be required to name and Prodesse Property Group, 655 Mariners Island Boulevard, Suite 301, San Mateo, CA 94404 as "interested party" on Resident's policy whereby Management and will receive notices of pending cancelation or actual policy cancelation of Required Insurance selected by Resident.

Resident Initials:

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PRODESSE PROPERTY GROUP
INSURANCE ADDENDUM
(CONTINUED)

[ ] Resident hereby agrees to purchase Required Insurance by requesting that Management add the Premises to the Management Placed Tenant Liability Insurance policy "MPTLI". Employees of Management are not licensed agents. Please note: the MPTLI plan is not owned or operated by Management, and Management makes no guarantees, representations, or promises concerning the insurance or services provided by the MPTLI plan. Resident is under no obligation to purchase Required Insurance through the MPTLI plan.

Resident and Management hereby agree that subrogation is allowed by all parties and that this agreement supersedes any language contained in the Rental Agreement which may be in conflict with this paragraph.

8. All other terms and conditions of the Rental Agreement shall remain in full force and effect.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Ridge Date

_____ _____
Prodesse Property Group Date

PRODESSE PROPERTY GROUP
AFFORDABLE HOUSING ADDENDUM

THIS AGREEMENT is entered into on 11/07/2026 by and between Prodesse Property Group, “Management,” and Test - College Ridge “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 12 Miraluna Drive, #19, San Bruno, CA 94066 “Premises”, located in College Ridge “Property”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

Affordable Housing Program. Resident understands and acknowledges that the Property is operated in accordance with Affordability Covenants and Restrictions ("Regulatory Agreement") between the Owner and The City of San Mateo ('the City"). The Property and the Rental Agreement are subject to various laws, rules and regulations governing the affordable housing component of the Property contained within the Regulatory Agreement (hereinafter referred to as the "Program" and each unit subject to the Program a "Program Unit"). Resident understands and agrees that this Addendum and/or the Rental Agreement may be amended at any time upon thirty (30) days' notice as necessary to ensure compliance with all laws, rules, regulations, and agreements governing the Program and/or the Property.

Annual Income and Household Size Certification. Management will verify income and household size of all households in Program Units on an annual basis and understands that they must income-qualify for the Program each year. Resident agrees that the verification of family income and household size shall be deemed substantial and material obligations of the Rental Agreement. Resident further agrees to cooperate fully in the certification and recertification process including timely providing to Management or its designee, the City, or any Administrator appointed by the City under the Regulatory Agreement all necessary information regarding household income and household composition as well as signing all necessary verifications, authorizations and other forms relating to the certification and recertification process. Failure to provide accurate information with respect to income or household size or the refusal to comply with the provisions of this Addendum shall be deemed a violation of a substantial obligation of the Rental Agreement.

Misstatements on Application or Certification Forms. Resident has completed an application and income certification and household composition forms in connection with securing the Rental Agreement. Resident represents that all information provided to Management and the City or its Designee is true, complete and correct to the best of Resident's knowledge. The City or its Designee has relied upon the statements set forth in those documents in deciding to rent the Premises to Resident and in determining Resident's eligibility for the Program. It is agreed that, should Management or the City or its Designee subsequently discover any misstatements or omissions of fact in the Resident's application or on any certification forms, any such misstatements or omissions shall be deemed a material and incurable breach of the Rental Agreement and will be cause for immediate termination of the Rental Agreement subject to the notice and process requirements of applicable law.

Program Eligibility Certification. If Resident is occupying a Program Unit, Resident's eligibility for housing under the Program must be certified each year and confirming their income falls within Program Limits, which are updated each year pursuant to the County of San Mateo Area Median Income. Resident agrees to fully cooperate in the recertification process, including, without limitation, by timely providing to Management all necessary information regarding household income and household composition as well as signing all necessary verifications, authorizations and other forms relating to the recertification process. Failure to provide accurate and timely information required for recertification will constitute a material breach of the Rental Agreement and may lead to the termination of the tenancy.

Increase in Household Income. If upon annual certification, the gross household income exceeds the applicable income limit under the Regulatory Agreement, the Program Unit may cease to qualify pursuant to the Program and Resident's rent may be subject to increase to the current market rate subject to the notice required by applicable law or their tenancy may be terminated as the household no longer qualifies.

Change in Occupants. Resident understands and agrees that additional occupants will be allowed and/or disallowed in accordance with income guidelines per the Regulatory Agreement, Management's occupancy standards and applicable laws. Before any change in occupancy occurs, Resident must receive written permission from Management. Changes in occupancy may result in overqualification for the Program.

Resident Initials: _____

Disclosure of Information Provided. Resident understands information provided by Resident to Management may be subject to inspection by Management, its designees, the City, any Administrator appointed by the City under the Regulatory Agreement, or certain government agencies or their agents who may have oversight over the Program, the Property, Management, or Owner's application for any exemption from property taxes**.** The collection and disclosure of information is subject to the Privacy Policy on the college website:

Canada Vista: https://www.canadavistasmcccd.com/privacy-policy/

College Vista: https://www.collegevistasmcccd.com/privacy-policy/

College Ridge: https://www.collegeridgesmcccd.com/privacy-policy/

By signing this Addendum, Resident agrees to this collection and disclosure of personal information in confirming compliance with the Program.

Nondiscrimination. The lessor herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through him, and this Rental Agreement is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, sexual orientation, marital status, family status (minor children or no minor children), national origin, ancestry, or disability in the Rental Agreement, sub Rental Agreement, transfer, use, occupancy, tenure or enjoyment of the land herein leased nor shall the lessor, or any person claiming under or through lessor, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein leased.

No Third-Party Beneficiary. Resident is not a party to the Regulatory Agreement between the Owner and the City, nor is Resident entitled to claim any right or benefit under the Regulatory Agreement, including the status of a third-party beneficiary under the Regulatory Agreement. Nothing in the Regulatory Agreement, express or implied, is intended to confer any rights or remedies, on any persons other than the parties to it and their respective and permitted successors and assigns.

Subordination. In addition to any subordination clause contained in the Rental Agreement, the Rental Agreement is also subordinate to the Regulatory Agreement. The Agreement is hereby incorporated into this Addendum and the Rental Agreement and made part thereof. Resident agrees to abide by the Agreement in all respects. Any failure to comply with the Agreement shall be deemed a breach of the Rental Agreement.

The undersigned certifies that they have read and understood the above provisions of this Addendum and agree(s) to abide by its terms.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____

Test - College Ridge Date

_____ _____

Prodesse Property Group Date

PRODESSE PROPERTY GROUP
ACTIVITIES PARTICIPATION AND RECREATIONAL FACILITY USE AGREEMENT WAIVER OF RIGHTS AND GENERAL RELEASE

THIS AGREEMENT is entered into on 11/07/2026 by and between Prodesse Property Group, “Management,” and Test - College Ridge “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 12 Miraluna Drive, #19, San Bruno, CA 94066 “Premises”, located in College Ridge “Property”.

Together Resident and Management are referred to herein as the "Parties."

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

Activities and Recreational Facilities: From time-to-time Management offers its residents the opportunity to participate in a variety of activities, events, and services, such as socials, fitness classes, and other optional activities ("Activities"). Some of the Activities are sponsored by Management and some are sponsored by outside instructors or other organizations. In addition, lawful residents of the Property, and sometimes their guests, may have access to various recreational facilities available at the Property, which may (or may not) include, a fitness center, pool, spa, sauna, business center, billiard room, or similar amenities (hereinafter referred to collectively as "Recreational Facilities ').

Participation and Use: In order to participate in Activities and use the Recreational Facilities at the Property, each Resident, and their guests where allowed, must acknowledge and agree to the following terms governing participation and use. Therefore, for good and valuable consideration, including, but not limited to the opportunity to participate in Activities and use the Recreational Facilities, each of the undersigned Residents hereby acknowledge and agree to the following.

Rules: Resident agrees to abide by all of the rules and regulations, and ensure that their Guests abide by the same, which may be adopted from time to time by Management to promote the safe and healthy enjoyment of the Recreational Facilities and participation in the Activities ("Rules"). Applicable Rules may be set forth in the Community Policies and House Rules, posted at the Recreational Facilities or otherwise conveyed to Resident verbally or in writing by Management by and through its employees or agents Resident understands and agrees that Resident may be asked to leave and subsequently be prohibited from using the Recreational Facilities or participating in Activities if Resident does not follow all of the Rules implemented by Management, behaves inappropriately, acts disruptively, or violates applicable laws. Any Resident asked to leave a Facility or Activity for violation of this Paragraph shall not be deemed a reduction in housing service for any resident of the Property and shall not be grounds for a reduction in rent.

Responsibility For Household Members and Guests: Signatories to this Agreement are responsible for the conduct and safety of all household members, including children, and all guests of the Household. All household members and guests must comply with the Rules and any failure to do so is a breach of both this Agreement and the Rental Agreement.

Changes In Activities and Recreational Facilities: There is no set schedule of Activities and Management may decide to discontinue Activities at any time without notice. Similarly, Management may change, expand, remove or add Recreational Facilities at any time in its sole discretion.

Certification: By using any of the Recreational Facilities, Resident certifies that Resident is in good physical health and legally and physically able to participate in physical activities and use the equipment at the Recreational Facilities.

Voluntary Participation: Participation in Activities and use of Recreational Facilities is purely voluntarily and at the Resident's own risk. Prior to participating in any Activity or using any Recreational Facility, Resident agrees to fully ascertain, appreciate and understand the risks and assume same.

Resident Initials:

_____

Assumption of Risk: Resident understands and acknowledges that accidents sometimes occur during the use of the Recreational Facilities or participation in Activities taking place on, in and around the Recreational Facilities, whether resulting from Resident's exercise activities, participation or as a bystander and that some medical conditions may be exacerbated or aggravated, and that Residents occasionally sustain mortal or serious personal injuries and/or property damage as a consequence of participating in the Activities or using the Recreational Facilities. Resident further understands and acknowledges that Resident's use of the Recreational Facilities or participation in the Activities could result in loss of or damage to Resident's property, illness, serious injury to Resident's body or to others, and/or Resident's death. Resident has been informed of the risks.

Understanding and acknowledging all possible risks, Resident hereby knowingly, voluntarily and willingly assumes all risks and dangers associated with Resident's use of the Recreational Facilities and participation in the Activities up to and including personal injury or death.

Waiver and Release: In consideration of being allowed to use the Recreational Facilities and participate in the Activities, and having assumed all risks of same, Resident hereby expressly releases, waives, covenants not to sue the Owner of the Property, its Management Company, each of their affiliates and subsidiaries and each and every officer, agent, and employee of each of the foregoing entities (collectively, the "Released Parties") from all claims, causes of action, or demands of every kind which Resident may have in the future or that any person claiming through Resident may have in the future against any of the Released Parties by reason of any injury to person or property, or death, directly or indirectly resulting from, or in connection with, Resident's use of the Recreational Facilities or participation in the Activities

Indemnity: Resident agrees to indemnify, defend and hold harmless each and every one of the Released Parties for any liability of any kind whatsoever arising from Resident's negligent acts or omissions during use of the Recreational Facilities and participation in the Activities, as well as for any loss, damage, injury, or any negligent act or omission of their Guests while using any Recreational Facilities or Participating in any Activities, except for claims arising out the gross negligence or willful misconduct of one of the Released Parties in failing to correct a dangerous situation at or in the Recreational Facilities after receiving notice of same.

Guests: If Resident is not a lawful resident of the Property, Resident must be accompanied by a lawful resident at all times. Residents are responsible for all behavior of their guests using the Recreational Facilities or participating in the Activities. Resident further acknowledges and agrees that some Recreational Facilities and Activities may not be open to guests of residents. Management may require all guests to be registered with Management prior to their using any Recreational Facilities or participating in any Activities even if accompanied by a resident. Guests of lawful residents must execute this Agreement prior to using any Recreational Facilities or participating in any Activities.

Severability: If any provision of this Agreement is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this Agreement.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____

Test - College Ridge Date

Prodesse Property Group Date

PRODESSE PROPERTY GROUP
GENERAL INFORMATION AND ADDITIONAL HOUSE RULES

THIS AGREEMENT is entered into on 11/07/2026 by and between Prodesse Property Group, “Management,” and Test - College Ridge “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 12 Miraluna Drive, #19, San Bruno, CA 94066 “Premises” located in College Ridge “Property”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. Patio, Balcony, and Deck Regulations

Motorized vehicles, bicycles, appliances, gym equipment, boxes, recycling, and all other miscellaneous storage items are strictly prohibited on patios and balconies. Towels, laundry, clothing, or other personal property may not be draped or hung from windows, patios, or balconies, nor placed in areas visible from the street or common areas. Sunscreens, outdoor shades, or similar installations must be approved in writing in advance by Management.

2. Plant and Railing Restrictions

Plants, decorations, or other objects are not permitted on railings or ledges. Hanging plants are strictly prohibited. No plants are permitted on stairways or any other common area walkways. A maximum of two plants are allowed on decks. Each plant pot must not exceed 15 inches in diameter at the top. All plants must be kept healthy and well-maintained. They must be placed safely so they cannot fall and cause injury. Both permitted deck plants must be kept in a saucer to catch water and must be elevated a minimum of one inch off the deck floor to prevent trapped moisture.

3. Maintenance and Safety Restrictions

Resident agrees to inspect the water heater closet on a monthly basis and must report any leaking water heater immediately to Management. No personal items or storage are permitted inside the water heater closet. Resident shall not keep any items on top of, or within twelve inches of, the air-conditioning units. Inflatable jumpers, bounce houses, and bouncers are strictly prohibited anywhere on the Property.

4. Move-Out Notice and Key Return

Resident must give Management a minimum of thirty (30) days written notice prior to vacating the Premises. Responsibility for rent continues through the expiration of the notice period. Tenancy is not legally terminated, and Resident remains liable, until all keys are surrendered to Management.

5. Financial Disclosures

Resident is aware that the Internal Revenue Service may determine the Premises has been rented at a bargain price. The difference between the actual rent paid and the fair market rental value may be treated by the IRS as additional taxable income to the Resident.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____

Test - College Ridge Date

_____ _____

Prodesse Property Group Date

PRODESSE PROPERTY GROUP
HOUSING ELIGIBILITY ADDENDUM

THIS AGREEMENT is entered into on 11/07/2026 by and between Prodesse Property Group, “Management,” and Test - College Ridge “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 12 Miraluna Drive, #19, San Bruno, CA 94066 “Premises”, located in College Ridge “Property”

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. The Property is owned and operated by the San Mateo County Community College District ("SMCCCD") for the purpose of providing housing to SMCCCD faculty and staff as permitted under California Health & Safety Code sections 53570, et seq. Housing at the Property is limited to current Faculty and Staff of SMCCCD for a period of time defined by the San Mateo County Colleges Educational Housing Corporation ("SMCCEHC").

2. "'Faculty" for the purposes of this Addendum shall mean individuals who meet academic discipline minimum qualifications and are employed or who have an offer to begin employment with SMCCCD.

3. "Staff' for the purposes of this Addendum shall mean individuals employed by SMCCCD who are not Faculty, and who are not in the following salary schedule/grades:

Salary Schedule	Grades
10 Executive	CL, EC
20 Management	AA, AB, AC, AD, AE
35 Academic-Classified Exempt Supervisory	197E, 200E

4. To qualify for the Property and remain in the Premises, Resident must meet the qualifications under the Eligibility Guidelines established by the SMCCEHC (the "Guidelines," attached to the Addendum as Exhibit A), which Guidelines may be amended from time to time on thirty (30) days written notice to Resident.

5. Resident understands that this Rental Agreement is conditioned on the fact that the Resident is a faculty member or regular staff member of the San Mateo County Community College District and meets the qualifications under the Housing Guidelines.

6. If for any reason the Resident is no longer Faculty or Staff of the SMCCCD, or becomes otherwise ineligible under the Guidelines, the Resident shall notify Management immediately and agrees to vacate within ninety (90) days of the notification, “the Transition Period". During the Transition Period, Resident shall pay rent directly to Management. Failure to notify Management of ineligibility in a timely manner will be considered a material breach of the Rental Agreement.

7. If Resident fails to vacate at the end of the Transition Period triggered by Resident's ineligibility, Management will initiate eviction proceedings.

8. Resident acknowledges and agrees that SMCCCD has set a maximum occupancy period for the Property of Five (5) Years “Maximum Occupancy", as provided in the Guidelines. The SMCCEHC may increase the Maximum Occupancy on thirty (30) days written notice to Resident. Resident's right to occupy the Premises will expire on the Ineligibility Date. At that time the Resident agrees to vacate the Premises. If Resident remains after the Ineligibility Date, Management will begin eviction proceedings.

9. Management and Resident agree that Resident's ineligibility for the Property by either (a) Resident no longer being Faculty or Staff, or (b) Resident's occupancy beyond the Maximum Occupancy, shall be a material and incurable breach of the Rental Agreement, and shall be just cause to terminate Resident's tenancy if Property is covered by any "'just cause" eviction control or for purposes of the Section 8 Housing Choice Voucher program or similar programs that may require cause for termination.

10. If any provision of this Addendum or the Rental Agreement is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this addendum or the Rental Agreement. Except as specifically stated herein, all other terms and conditions of the Rental Agreement shall remain unchanged.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Ridge Date

_____ _____
Prodesse Property Group Date

EXHIBIT A
Eligibility Guidelines for San Mateo County Community College District Employee Housing Program

The San Mateo County Community Colleges Educational Housing Corporation Board of Directors has set the following eligibility guidelines for the District's employee housing program.

Occupancy Term: Employees are eligible to live in District employee housing for up to FIVE (5) YEARS and are strongly encouraged to save the money from their reduced rent to apply toward a down payment to buy housing in the area or for future housing needs.

Loss of Eligibility: If a Resident voluntarily leaves District employment or is dismissed for cause or poor performance, the resident agrees to vacate the rental unit within ninety (90) days (the "transition period"). At the end of that time, the former employee will be required to vacate the unit.

If a Resident is laid off from his/her job or does not achieve tenure; if an adjunct faculty member loses all of his/her load or who is no longer teaching 60% of a full time load (or .52 FTE for science faculty) at the Colleges; or if an employee retires from his/her position, the former employee may be allowed to stay in the Premises at the established below market rate for a maximum of ninety (90) days.

First-time Home Buyer: Employees must meet the First Time Home Buyer definition, which, for the purposes of this program, are defined as persons:

1) who have never owned a home;

2) who have not owned a home in the past three (3) years and received less than $75,000 in equity when they sold their home;

3) who divorced or separated in the past three (3) years and vacated a primary residence and received less than $75,000 in equity from the sale;

4) who lost their home through a short sale or foreclosure and received less than $75,000 in equity from the sale; or

5) who own a home outside the Bay Area and are coming from out of the area to take a job in the District. "Outside Of the Bay Area" is defined to mean a 50 mile or more one-way commute to the job site. Employees in category 5 will be allowed to live in college housing for a maximum of eighteen (18) months at below market rates to allow them time to sell the home and resettle in the Bay Area.

If a Resident's status as a first-time homebuyer changes after assuming occupancy of a unit, resident must notify Management. Inaccurate, incomplete or false information about a Resident's status as a first-time homebuyer may result in loss of the Premises as well as other legal consequences.

PRODESSE PROPERTY GROUP
PARKING ADDENDUM
COLLEGE RIDGE

THIS AGREEMENT is entered into on 11/07/2026 by and between Prodesse Property Group, “Management,” and Test - College Ridge “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 12 Miraluna Drive, #19, San Bruno, CA 94066 “Premises”, located in College Ridge “Property”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

1. **PERMIT & VEHICLE ALLOCATION RULES**

- Permit Requirement: Only vehicles displaying a valid property-specific parking permit are authorized to park in common, unallocated, or open parking spaces.
- Household Limits: Parking availability is limited. Management reserves the right to restrict the number of vehicles parked on the Property by a particular household to the number of bedrooms in the Premises.
- Assigned Spaces: Resident is assigned parking space . Residents must park exclusively in their assigned garage, carport, or space, if provided. If an assigned space is allocated to a unit, those residents are restricted from using open or guest spaces.
- Move-Out & Replacement Fees: All parking permits and decals must be returned upon move-out. A $50.00 fee will be assessed for unreturned permits or replacement decals.

2. **GARAGE USE, STORAGE, & VEHICLE RESTRICTIONS**

- Primary Garage Use: Garages must be used strictly for operational vehicle parking. If you have a vehicle, you must park inside your garage.
- Storage Limitations: Storage kept within a garage is strictly limited to 15% of the total garage space. Residents must maintain enough clear space to park a standard-sized vehicle within the garage at all times.
- Motorcycles: Residents who own a motorcycle only must park it within their garage and abide by the 15% storage limit. Residents who own both a motorcycle and a standard-sized vehicle must fit both vehicles completely within their garage.
- Prohibited Vehicles: Campers, trailers, trucks, boats, ATVs, jet-skis, watercraft, and recreational vehicles (RVs) are prohibited on the Property without prior written authorization from Management. These items are considered storage and do not meet vehicle requirements.
- Hazardous Materials: Parking areas and garages are not to be used for general storage. Storing combustible, hazardous, explosive, toxic, or highly flammable materials (including accumulations of wastepaper, shavings, or empty boxes) is strictly prohibited.
- Maintenance & Car Washing: Automotive repairs, other than basic emergency repairs (such as changing a flat tire or installing a new battery), are not allowed. Any repair involving fluid changes is strictly prohibited. Vehicles left on jacks are forbidden. Car washing is prohibited on the Property or with Property utilities unless a designated washing bay is provided.

3. **OPERATIONAL VIOLATIONS & IMMEDIATE TOWING**

The following violations disrupt community safety or block emergency access. Vehicles found in violation are subject to immediate towing without prior warning or notice, at the vehicle owner's expense, under California Vehicle Code Section 22658:

- Fire Lanes & Red Curbs: Parking in designated red curb areas or fire lanes.
- Obstructions: Double-parking, blocking the passage of other cars, blocking pedestrian ramps, or obstructing trash dumpsters.
- Unauthorized Parking: Parking in an assigned stall, garage, or carport belonging to another resident without explicit, written Management authorization.
- Handicapped Spaces: Unauthorized parking in designated accessible spaces without legally required license plates or placards. Violators are also subject to severe police department fines.

4. **ABANDONED, INOPERABLE, & GUEST VEHICLES**

- Vehicle Condition: All vehicles parked on the property must be in operational condition at all times, with current DMV registration and visible license plates. Residents shall not store inoperable, dismantled, or oil-leaking vehicles.
- 48-Hour Abandonment Rule: Any vehicle left unattended, unmoved, or unregistered with management for more than 48 hours will be deemed abandoned. Management will tag the vehicle with a notice of intent to tow. If the owner does not contact the landlord or remedy the issue within 48 hours of tagging, the vehicle will be towed at the owner's expense. Landlord is not required to notify owners before towing occurs.
- Guest Parking: Overflow parking on nights and weekends is permitted in Parking Lot A. All vehicles parked in this lot must display a valid District Parking Permit Visitors may park only in designated visitor parking spaces, if provided, or on public streets where permitted by law. Residents are fully responsible for the actions, vehicles, and violations of their guests, employees, or invitees.

V. **COMMUNITY DRIVING RULES & LIABILITY DISCLAIMER**

- Speed Limit: The maximum speed limit across the entire Property is 5 miles per hour.
- Driver Requirements: Any person driving or moving a vehicle on the premises must hold a current, valid driver's license.
- Pedestrian Pathways: No motorized vehicle will be operated on sidewalks, walkways, or pedestrian areas, except as required by a person with a disability.
- Exterior Storage: Storage of motorized vehicles in backyards, inside residential units, or on patios/balconies is strictly prohibited.
- Nuisance Driving: Racing, gunning motors, squealing tires, and playing loud music or radios inside vehicles are not allowed.
- Liability Disclaimer: Management is not responsible for any damage, theft, vandalism, or loss that occurs to any vehicle or its contents on the grounds. All parking is at the driver's own risk.
- Lease Enforcement: Parking violations may result in fines, the loss of parking privileges, vehicle towing, or lease eviction at the Landlord's discretion.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____
Test - College Ridge Date

_____ _____
Prodesse Property Group Date

MOVE IN RESOURCE GUIDE

2022

For Residents who live in Multi-Family Dwellings in San Bruno, California

RECYCLE

Put recyclable items loose or in paper bags in the blue container. Shredded paper should be in a paper bag. Flatten all boxes.

NO PLASTIC BAGS/FILM
NO BLACK PLASTIC



Glass Bottles & Jars



Rigid Plastic Containers



Metals



Clean Paper



COMPOST

Put food scraps, food & beverage soiled paper, and yard/landscape materials in the green container.

NO PLASTIC BAGS



Food Scraps



Yard Trimmings



Food & Beverage Soiled Paper



LANDFILL

Put non-recyclable and non-toxic items in the grey container.



Snack Wrappers, Chip Bags, Juice/Soup Boxes



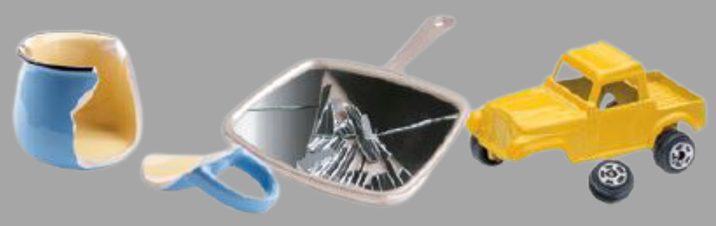
Foam & Bubble Wrap



Diapers & Pet Waste



Plastic bags, Film, Cutlery, Straws, Black Plastic



Broken Ceramics, Mirrors, Toys



Recycle "Buddy Bags"

This reusable bag helps you transport your clean recyclables to your blue recycle container.



Need a buddy bag? Contact your property manager to arrange for a free delivery from Recology.

Kitchen Pail

This reusable kitchen pail helps you collect food scraps from your home and transport them to your green compost bin.

Line your pail with paper or BPI Certified bags.



Need a kitchen pail? Contact your property manager to arrange for a free delivery from Recology.

MOVE IN RESOURCE GUIDE
2022

For Residents who live in Multi-Family Dwellings in San Bruno, California

HOUSEHOLD HAZARDOUS WASTE

Hazardous wastes are unwanted household products that are labeled as flammable, toxic, corrosive, or reactive. These items are not permitted in your garbage, recycle or compost bins and must be disposed of properly. Recology San Bruno offers free HHW drop off to San Bruno Residents.

Recology San Bruno Transfer Station

101 Tanforan Avenue, San Bruno CA 94066

Tuesdays and Thursdays 10AM - 12PM

*5 gallon limit

- Antifreeze *
- Car and household batteries
- Cellular Phones
- Computers and TV's
- Fluorescent tubes and bulbs
- Latex (water based) paint *
- Motor Oil* and filters
- Small household appliances



Used household batteries and cell phones:

- Recology has a battery and cell phone collection program for apartments - Collection buckets are located in your apartment buildings main lobby
- Place unwanted batteries and cell phones in a clean, sealed zip-lock bag before placing into the collection bucket
- If your complex does not have a collection bucket, please contact your Property Manager to request a free bucket from Recology



Recology San Bruno
WASTE ZERO

Recology San Bruno Peninsula Services
101 Tanforan Avenue, San Bruno CA 94066
650-583-8536
www.recology.com/recology-san-bruno

PRODESSE PROPERTY GROUP
PERSONAL MICRO MOBILITY DEVICE ADDENDUM

THIS AGREEMENT is entered into on 11/07/2026 by and between Prodesse Property Group, “Management,” and Test - College Ridge “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 12 Miraluna Drive, #19, San Bruno, CA 94066 “Premises”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

E-Bikes, electric scooters, electric hoverboards or other personal micro mobility devices, may not be stored or charged in the Premises, except as provided below.

As required by Civil Code 1940.41, “Personal Micro Mobility Device” means a device with both of the following characteristics:

1. It is powered by the physical exertion of the rider or an electric motor.
2. It is designed to transport one individual or one adult accompanied by up to three minors.

Resident may, as required by Civil Code 1940.41, store and recharge up to one personal micro mobility device per person occupying the Premises, if each personal micro mobility device meets one of the following criteria:

1. The device is not powered by an electric motor.
2. The device complies with the following safety standards:

   For e-bikes, UL 2849, the Standard for Electrical Systems for E-bikes, as recognized by the United States Consumer Product Safety Commission, or EN 15194, the European Standard for electrically powered assisted cycles (EPAC Bicycles).

   For e-scooters, UL 2272, the Standard for Electrical Systems for Personal E-Mobility Devices, as recognized by the United States Consumer Product Safety Commission, or EN 17128, the European Standard for personal light electric vehicles (PLEV).
3. The device is insured by Resident under an insurance policy covering storage of the device within the Premises. Charging the device in the Premises is prohibited if the device does not meet the safety standards in (2.) even if the device is insured by Resident as required by this subparagraph. Resident must provide proof of such insurance to Management on demand.

Repair or maintenance of batteries and motors of personal micro mobility devices is prohibited within the Premises. However, Resident may change a flat tire or adjust the brakes on personal micro mobility device within the Premises.

Guest charging or storage of guest personal micro mobility devices is prohibited.

Residents are required to store any personal micro mobility devices in compliance with the Office of State Fire Marshal Information Bulletin 23-003 regarding lithium-ion battery safety, issued April 3, 2023, or any updated guidance issued by the Office of the State Fire Marshal regarding lithium-ion battery safety, provided to Resident by Management. In addition, Resident is required to recharge and store any personal micro mobility device in compliance with all manufacturer’s instructions and safety guidelines.

Resident may not charge personal micro mobility device in the common area or run an extension cord from the indoors to outdoors to charge a device.

Management does not limit the rights and remedies available to disabled persons under federal or state law.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

ACCEPTED BY:

_____ _____

Test - College Ridge Date

_____ _____

Prodesse Property Group Date

OFFICE OF THE STATE FIRE MARSHAL
Information Bulletin 23-003

Issued: April 3, 2023

Lithium-Ion Battery Safety

BACKGROUND

Lithium-ion rechargeable batteries are commonly used in home electronics such as phones, laptop computers, tablets, e-scooters, and other devices requiring plug-in charging. These batteries are small and powerful, but when used incorrectly, they can overheat, catch fire, or explode. Fire agencies across California continue to respond to fires caused by lithium-ion batteries.

SAFETY TIPS

- Purchase and use devices that are listed by a qualified testing laboratory.
- Always follow the manufacturer's instructions.
- Only use the battery that is designed for the device.
- Put batteries in the device the right way.
- Only use the charging cord that came with the device.
- Do not charge a device under your pillow, on your bed, or on a couch.
- Do not keep charging the device or device battery after it is fully charged.
- Plug directly into a wall electrical outlet for charging.
- Keep batteries at room temperature and away from heat or direct sunlight. Do not charge them at temperatures below 32°F (0°C) or above 105°F (40°C).
- Store batteries away from anything that can catch fire.
- Do not charge a device while sleeping.
- Do not charge a device near your primary exit.

STOP USING THE DEVICE/BATTERY IF:

- You notice an odor
- There is a change in color or shape
- Too much heat
- Leaking or odd noises

If any of the above happens and you feel in danger, call 9-1-1. If safe, move the device away from anything that can catch fire.

BATTERY DISPOSAL

- Do not put lithium-ion batteries in the trash.
- Recycling is always the best option.
- Take them to a battery recycling location or contact your community for disposal instructions.
- Do not put discarded batteries in piles.

PRODESSE PROPERTY GROUP
OFFER OF POSITIVE RENTAL PAYMENT INFORMATION REPORTING ADDENDUM

THIS AGREEMENT is entered into on 11/07/2026 by and between Prodesse Property Group, “Management,” and Test - College Ridge “Resident”. This agreement is an Addendum and is part of the Rental Agreement between Management and Resident. Resident is renting from Management the premises located at 12 Miraluna Drive, #19, San Bruno, CA 94066 “Premises”.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, THE PARTIES AGREE AS FOLLOWS:

Notice of Offer of Positive Rental Payment Information Reporting. Pursuant to California Civil Code Section 1954.07, Resident is hereby notified that Resident has the option of having the Resident’s positive rental payment information reported to at least one nationwide consumer reporting agency. “Positive rental payment information” is defined as information regarding a resident’s complete, timely payments of rent and does not include an instance in which a resident did not completely or timely make a rental payment. Pursuant to California Civil Code Section 1954.07(d), an Election of Positive Rental Payment Information Reporting form with further information regarding this offer and a signature block to sign to opt into positive rental payment information reporting is attached to this Addendum. If there is more than one (1) Resident listed above, each individual Resident must make their own written election using the attached Election of Positive Rental Payment Information Reporting form to have their positive rental payment information reported.

If you would like to opt in to the Positive Rental Payment Information Reporting, please sign and return the attached form. The sign-up process is online, so Residents may also sign-up directly with Management’s third-party provider, Rent Track, online at https://my.renttrack.com/register/tenant.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of the attached Election of Positive Rental Payment Information Reporting form.

ACCEPTED BY:

_____ _____
Test - College Ridge Date

_____ _____
Prodesse Property Group Date

ELECTION POSITIVE RENTAL PAYMENT INFORMATION REPORTING

This Election of Positive Rental Payment Information Reporting form is for the undersigned Resident of the Premises located at 12 Miraluna Drive, #19, San Bruno, CA 94066.

Pursuant to California Civil Code Section 1954.07, Resident is hereby notified that Resident has the option of having the Resident's positive rental payment information reported to at least one nationwide consumer reporting agency. "Positive rental payment information" is defined as information regarding a Resident's complete, timely payments of rent and does not include an instance in which a resident did not completely or timely make a rental payment. Pursuant to California Civil Code Section 1954.07(d), Resident is hereby notified that:

1. It is your choice whether to have your positive rental payment information reported. It is optional and not required.
2. Your positive rental payment information will be reported to all three national credit bureaus: Equifax, Experian, and TransUnion.
3. Rent Track will be providing the positive rental reporting service on behalf of Management.
4. Residents choosing to have their positive rental payments reported will sign up directly with Rent Track. The monthly fee for positive rental payment reporting is $3.70 payable to Rent Track.
5. If you choose to have your positive rental payments reported, chose one of the following options:
    a. Sign below and return this form to your Community Manager via e-mail, 2593@yardi.scrub
    b. Sign below and send this form by U.S. Mail to: Prodesse Property Group, 655 Mariners Island Blvd., #301, San Mateo, CA 94404.
    c. Contact Rent Track directly and sign-up online at https://my.renttrack.com/register/tenant
6. You may opt into positive rental payment information reporting at any time following the initial offer by Management.
7. You may elect to stop positive rental payment information reporting at any time, but you will not be able to resume positive rental payments information reporting for at least six (6) months after the election to opt out.
8. You may elect to opt out of positive rental payment information reporting at any time by notifying Management in writing via e-mail and by notifying Rent Track at (866) 841-9090 or via e-mail at help@renttrack.com.

Resident's Acceptance of Offer of Positive Rental Payment Information Reporting:

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and understands that by signing and dating below the Resident is opting into positive rental payment information reporting.

_____ _____

Date Printed name of Resident

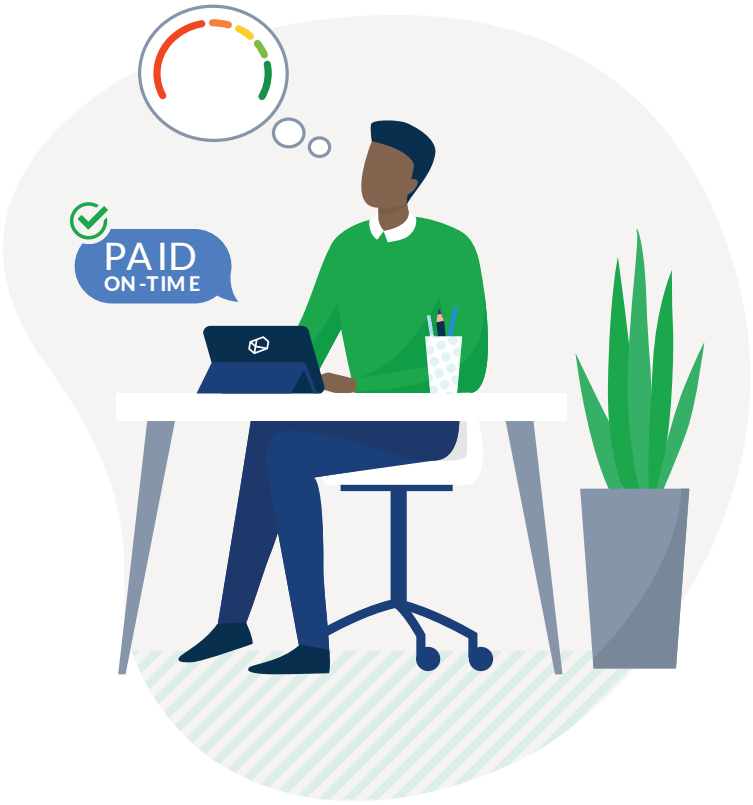
_____

Signature of Resident

RentTrack

It's time to get the credit you deserve!

Prodesse partners with RentTrack so you can finally get the credit you deserve for your rent payments each month.



Sign up today and start getting the credit you deserve!

- Get the credit you deserve for what is often your largest monthly expense
- Build credit without taking on debt
- Monthly subscription is $3.70 per month, to build or rebuild your credit!

Scan your property QR code to sign up today!



Rent Reporting to all three credit bureaus

With your RentTrack subscription, pay rent as you normally do and your payments will be reported to all three credit bureaus.

experian. EQUIFAX TransUnion

Or visit https://my.renttrack.com/register/tenant

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RTPM111_19

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Canada Vista (canadavi)

Cash Flow Statement

Period = Jul 2026-Sep 2026

Book = Cash ; Tree = ysi_cf

	Period to Date	%	Year to Date	%
OPERATING REVENUE				
Net Rental Income	304,917.19	95.86	304,917.19	95.86
Total Miscellaneous Income	13,168.75	4.14	13,168.75	4.14
Total Operating Income	318,085.94	100.00	318,085.94	100.00
OPERATING EXPENSES				
Total Personnel Costs	2,284.81	0.72	2,284.81	0.72
Total Repairs & Maintenance	53,235.14	16.74	53,235.14	16.74
Total Turnover Costs	25,113.39	7.90	25,113.39	7.90
Total Landscaping & Pool	4,628.70	1.46	4,628.70	1.46
Total Utilities	23,269.25	7.32	23,269.25	7.32
Total Management Fees	23,130.00	7.27	23,130.00	7.27
Total Administration	4,690.06	1.47	4,690.06	1.47
Total Insurance	64,851.86	20.39	64,851.86	20.39
Total Operating Expenses	201,203.21	63.25	201,203.21	63.25
NOI before Owners' (Income)/Expense	116,882.73	36.75	116,882.73	36.75
NOI before Debt Service	116,882.73	36.75	116,882.73	36.75
NOI before Major Repairs & Maintenance	116,882.73	36.75	116,882.73	36.75
MAJOR REPAIRS AND MAINTENANCE				
Total Major Repairs and Maintenance	49,935.60	15.70	49,935.60	15.70
Net Income/(Loss)	66,947.13	21.05	66,947.13	21.05
TOTAL ADJUSTMENTS	4,810,332.57	1,512.27	4,810,332.57	1,512.27
CASH FLOW	4,877,279.70	1,533.32	4,877,279.70	1,533.32

College Vista (collvist)

Cash Flow Statement

Period = Jul 2026-Sep 2026

Book = Cash ; Tree = ysi_cf

	Period to Date	%	Year to Date	%
OPERATING REVENUES				
Market Rent	280,550.00	131.33	280,550.00	131.33
Excess/(Loss) Due to Lease	-75,919.00	-35.54	-75,919.00	-35.54
Vacancy	-836.00	-0.39	-836.00	-0.39
Delinquency	-1,175.00	-0.55	-1,175.00	-0.55
Concessions	4,409.20	2.06	4,409.20	2.06
Prepaid Rent	255.00	0.12	255.00	0.12
Net Rental Income	207,284.20	97.03	207,284.20	97.03
Miscellaneous Income				
Renters Insurance	-3.83	0.00	-3.83	0.00
Other Misc. Income	6,345.36	2.97	6,345.36	2.97
Total Miscellaneous Income	6,341.53	2.97	6,341.53	2.97
Total Operating Income	213,625.73	100.00	213,625.73	100.00
OPERATING EXPENSES				
PERSONNEL COSTS				
Manager	1,733.97	0.81	1,733.97	0.81
Payroll Taxes	318.30	0.15	318.30	0.15
Payroll Processing Fees	37.70	0.02	37.70	0.02
Workers Comp. Insurance	111.86	0.05	111.86	0.05
Total Personnel Costs	2,201.83	1.03	2,201.83	1.03
REPAIRS & MAINTENANCE				
Appliances & Appliance Repairs	1,218.86	0.57	1,218.86	0.57
Doors, Gates, Locks & Keys	433.36	0.20	433.36	0.20
Fire Safety	9,247.94	4.33	9,247.94	4.33
Lighting Supplies/Fixtures/Repairs	178.81	0.08	178.81	0.08
Pest Control	197.00	0.09	197.00	0.09
Plumbing Repairs	2,298.56	1.08	2,298.56	1.08
Misc. Repairs & Maintenance	10,222.77	4.79	10,222.77	4.79
Total Repairs & Maintenance	23,797.30	11.14	23,797.30	11.14
TURNOVER COSTS				
Blinds Replacement	142.63	0.07	142.63	0.07
Total Turnover Costs	142.63	0.07	142.63	0.07
LANDSCAPE/POOL SERVICES				
Contract Landscaping	2,128.00	1.00	2,128.00	1.00
Total Landscaping & Pool	2,128.00	1.00	2,128.00	1.00
UTILITIES				
Gas	1,887.99	0.88	1,887.99	0.88
Electricity	2,141.34	1.00	2,141.34	1.00
Water	8,238.84	3.86	8,238.84	3.86
Garbage	4,618.72	2.16	4,618.72	2.16
Utility Billing Services	30.00	0.01	30.00	0.01

Total Utilities	16,916.89	7.92	16,916.89	7.92
MANAGEMENT FEES				
Data Access Fee	462.00	0.22	462.00	0.22
Management Fee	16,500.00	7.72	16,500.00	7.72
Total Management Fees	16,962.00	7.94	16,962.00	7.94
ADMINISTRATION				
Bank Charges	30.60	0.01	30.60	0.01
Other Professional Fees	57.87	0.03	57.87	0.03
Telecommunications	30.00	0.01	30.00	0.01
Online Software & Online Subscriptions	855.34	0.40	855.34	0.40
Total Administration	973.81	0.46	973.81	0.46
INSURANCE				
General Liability Insurance	27,480.74	12.86	27,480.74	12.86
Total Insurance	27,480.74	12.86	27,480.74	12.86
Total Operating Expenses	90,603.20	42.41	90,603.20	42.41
NOI before Owners' (Income)/Expense	123,022.53	57.59	123,022.53	57.59
NOI before Debt Service	123,022.53	57.59	123,022.53	57.59
NOI before Major Repairs & Maintenance	123,022.53	57.59	123,022.53	57.59
MAJOR REPAIRS AND MAINTENANCE				
Appliances	673.76	0.32	673.76	0.32
Total Major Repairs and Maintenance	673.76	0.32	673.76	0.32
Net Income/(Loss)	122,348.77	57.27	122,348.77	57.27
ADJUSTMENTS				
Deposits	-42,740.00	-20.01	-42,740.00	-20.01
Accrued Expenses - Other	809.95	0.38	809.95	0.38
Security Deposits	63,999.00	29.96	63,999.00	29.96
Owners' Equity	3,371,112.05	1,578.05	3,371,112.05	1,578.05
TOTAL ADJUSTMENTS	3,393,181.00	1,588.38	3,393,181.00	1,588.38
CASH FLOW	3,515,529.77	1,645.65	3,515,529.77	1,645.65

Canada Vista (canadavi)

Cash Flow Statement

For the Three Months Ended September 30, 2026

	Period to Date	%	Year to Date	%
OPERATING REVENUES				
Market Rent	403,811.00	126.95	403,811.00	126.95
Excess/(Loss) Due to Lease	-105,784.40	-33.26	-105,784.40	-33.26
Vacancy	-8,458.20	-2.66	-8,458.20	-2.66
Delinquency	-951.67	-0.30	-951.67	-0.30
Concessions	15,580.46	4.90	15,580.46	4.90
Prepaid Rent	720.00	0.23	720.00	0.23
Net Rental Income	304,917.19	95.86	304,917.19	95.86
Miscellaneous Income				
Renters Insurance	-11.52	0.00	-11.52	0.00
Utility Recovery	3,855.52	1.21	3,855.52	1.21
Other Misc. Income	9,324.75	2.93	9,324.75	2.93
Total Miscellaneous Income	13,168.75	4.14	13,168.75	4.14
Total Operating Income	318,085.94	100.00	318,085.94	100.00
OPERATING EXPENSES				
PERSONNEL COSTS				
Manager	1,801.36	0.57	1,801.36	0.57
Payroll Taxes	328.08	0.10	328.08	0.10
Payroll Processing Fees	39.16	0.01	39.16	0.01
Workers Comp. Insurance	116.21	0.04	116.21	0.04
Total Personnel Costs	2,284.81	0.72	2,284.81	0.72
REPAIRS & MAINTENANCE				
Appliances & Appliance Repairs	1,080.84	0.34	1,080.84	0.34
Doors, Gates, Locks & Keys	2,617.50	0.82	2,617.50	0.82
Electrical Repairs	1,073.34	0.34	1,073.34	0.34
Fire Safety	3,461.81	1.09	3,461.81	1.09
Small Vinyl Purchase & Flooring Repairs	507.50	0.16	507.50	0.16
HVAC Repairs	912.27	0.29	912.27	0.29
Lighting Supplies/Fixtures/Repairs	2,990.41	0.94	2,990.41	0.94
Paint & Paint Supplies	1,908.52	0.60	1,908.52	0.60
Pest Control	558.00	0.18	558.00	0.18
Plumbing Repairs	3,003.08	0.94	3,003.08	0.94
Screen Repairs	1,227.90	0.39	1,227.90	0.39
Ceiling, Wall, Sheetrock Repairs	1,200.00	0.38	1,200.00	0.38
Misc. Repairs & Maintenance	30,110.27	9.47	30,110.27	9.47
Hauling & Disposal	2,583.70	0.81	2,583.70	0.81
Total Repairs & Maintenance	53,235.14	16.74	53,235.14	16.74
TURNOVER COSTS				
Cleaning - Apt./Comm.	985.00	0.31	985.00	0.31
Bath/Kitchen Reglazing -Small	1,850.00	0.58	1,850.00	0.58
Blinds Replacement	989.34	0.31	989.34	0.31
Credit Check Expense	81.25	0.03	81.25	0.03
Painting - Turnover	11,180.00	3.51	11,180.00	3.51

Turnover Maintenance - Supplies	9,323.45	2.93	9,323.45	2.93
Turnover Maintenance - Labor	1,114.35	0.35	1,114.35	0.35
Tenant Turnover Collection	-410.00	-0.13	-410.00	-0.13
Total Turnover Costs	25,113.39	7.90	25,113.39	7.90
LANDSCAPE/POOL SERVICES				
Contract Landscaping	4,170.00	1.31	4,170.00	1.31
Landscape Repairs/Maintenance	458.70	0.14	458.70	0.14
Total Landscaping & Pool	4,628.70	1.46	4,628.70	1.46
UTILITIES				
Gas	86.63	0.03	86.63	0.03
Electricity	3,393.36	1.07	3,393.36	1.07
Water	378.59	0.12	378.59	0.12
Sewer	10,489.15	3.30	10,489.15	3.30
Garbage	8,879.02	2.79	8,879.02	2.79
Utility Billing Services	42.50	0.01	42.50	0.01
Total Utilities	23,269.25	7.32	23,269.25	7.32
MANAGEMENT FEES				
Data Access Fee	630.00	0.20	630.00	0.20
Management Fee	22,500.00	7.07	22,500.00	7.07
Total Management Fees	23,130.00	7.27	23,130.00	7.27
ADMINISTRATION				
Bank Charges	96.56	0.03	96.56	0.03
Office Supplies	48.96	0.02	48.96	0.02
Other Professional Fees	75.16	0.02	75.16	0.02
Postage	81.95	0.03	81.95	0.03
Telecommunications	2,975.13	0.94	2,975.13	0.94
Online Software & Online Subscriptions	1,412.30	0.44	1,412.30	0.44
Total Administration	4,690.06	1.47	4,690.06	1.47
INSURANCE				
General Liability Insurance	64,851.86	20.39	64,851.86	20.39
Total Insurance	64,851.86	20.39	64,851.86	20.39
Total Operating Expenses	201,203.21	63.25	201,203.21	63.25
NOI before Owners' (Income)/Expense	116,882.73	36.75	116,882.73	36.75
NOI before Debt Service	116,882.73	36.75	116,882.73	36.75
NOI before Major Repairs & Maintenance	116,882.73	36.75	116,882.73	36.75
MAJOR REPAIRS AND MAINTENANCE				
Appliances	3,631.52	1.14	3,631.52	1.14
Asphalt/Concrete	17,951.00	5.64	17,951.00	5.64
Carpets	1,697.91	0.53	1,697.91	0.53
Vinyl & Hardwood Flooring	2,877.22	0.90	2,877.22	0.90
Water Heater Replacement	4,750.00	1.49	4,750.00	1.49
Window/Door Replacement	-147.05	-0.05	-147.05	-0.05
Remediation	19,175.00	6.03	19,175.00	6.03
Total Major Repairs and Maintenance	49,935.60	15.70	49,935.60	15.70

Net Income/(Loss)	66,947.13	21.05	66,947.13	21.05
ADJUSTMENTS				
Deposits	-59,757.00	-18.79	-59,757.00	-18.79
Security Deposits	92,877.00	29.20	92,877.00	29.20
Owners' Equity	4,777,212.57	1,501.86	4,777,212.57	1,501.86
TOTAL ADJUSTMENTS	4,810,332.57	1,512.27	4,810,332.57	1,512.27
CASH FLOW	4,877,279.70	1,533.32	4,877,279.70	1,533.32

College Vista (collvist)

Cash Flow Statement

For the Three Months Ended September 30, 2026

	Period to Date	%	Year to Date	%
OPERATING INCOME				
Net Rental Income	207,284.20	97.03	207,284.20	97.03
Total Miscellaneous Income	6,341.53	2.97	6,341.53	2.97
Total Operating Income	213,625.73	100.00	213,625.73	100.00
OPERATING EXPENSES				
Total Personnel Costs	2,201.83	1.03	2,201.83	1.03
Total Repairs & Maintenance	23,797.30	11.14	23,797.30	11.14
Total Turnover Costs	142.63	0.07	142.63	0.07
Total Landscaping & Pool	2,128.00	1.00	2,128.00	1.00
Total Utilities	16,916.89	7.92	16,916.89	7.92
Total Management Fees	16,962.00	7.94	16,962.00	7.94
Total Administration	973.81	0.46	973.81	0.46
Total Insurance	27,480.74	12.86	27,480.74	12.86
Total Operating Expenses	90,603.20	42.41	90,603.20	42.41
NOI before Owners' (Income)/Expense	123,022.53	57.59	123,022.53	57.59
NOI before Debt Service	123,022.53	57.59	123,022.53	57.59
NOI before Major Repairs & Maintenance	123,022.53	57.59	123,022.53	57.59
MAJOR REPAIRS AND MAINTENANCE				
Total Major Repairs and Maintenance	673.76	0.32	673.76	0.32
Net Income/(Loss)	122,348.77	57.27	122,348.77	57.27
TOTAL ADJUSTMENTS	3,393,181.00	1,588.38	3,393,181.00	1,588.38
CASH FLOW	3,515,529.77	1,645.65	3,515,529.77	1,645.65

College Vista (collvist)

Cash Flow Statement

Period = Jul 2026-Sep 2026

Book = Cash ; Tree = ysi_cf

	Period to Date	%	Year to Date	%
OPERATING REVENUES				
Market Rent	280,550.00	131.33	280,550.00	131.33
Excess/(Loss) Due to Lease	-75,919.00	-35.54	-75,919.00	-35.54
Vacancy	-836.00	-0.39	-836.00	-0.39
Delinquency	-1,175.00	-0.55	-1,175.00	-0.55
Concessions	4,409.20	2.06	4,409.20	2.06
Prepaid Rent	255.00	0.12	255.00	0.12
Net Rental Income	207,284.20	97.03	207,284.20	97.03
Miscellaneous Income				
Renters Insurance	-3.83	0.00	-3.83	0.00
Other Misc. Income	6,345.36	2.97	6,345.36	2.97
Total Miscellaneous Income	6,341.53	2.97	6,341.53	2.97
Total Operating Income	213,625.73	100.00	213,625.73	100.00
OPERATING EXPENSES				
PERSONNEL COSTS				
Manager	1,733.97	0.81	1,733.97	0.81
Payroll Taxes	318.30	0.15	318.30	0.15
Payroll Processing Fees	37.70	0.02	37.70	0.02
Workers Comp. Insurance	111.86	0.05	111.86	0.05
Total Personnel Costs	2,201.83	1.03	2,201.83	1.03
REPAIRS & MAINTENANCE				
Appliances & Appliance Repairs	1,218.86	0.57	1,218.86	0.57
Doors, Gates, Locks & Keys	433.36	0.20	433.36	0.20
Fire Safety	9,247.94	4.33	9,247.94	4.33
Lighting Supplies/Fixtures/Repairs	178.81	0.08	178.81	0.08
Pest Control	197.00	0.09	197.00	0.09
Plumbing Repairs	2,298.56	1.08	2,298.56	1.08
Misc. Repairs & Maintenance	10,222.77	4.79	10,222.77	4.79
Total Repairs & Maintenance	23,797.30	11.14	23,797.30	11.14
TURNOVER COSTS				
Blinds Replacement	142.63	0.07	142.63	0.07
Total Turnover Costs	142.63	0.07	142.63	0.07
LANDSCAPE/POOL SERVICES				
Contract Landscaping	2,128.00	1.00	2,128.00	1.00
Total Landscaping & Pool	2,128.00	1.00	2,128.00	1.00
UTILITIES				
Gas	1,887.99	0.88	1,887.99	0.88
Electricity	2,141.34	1.00	2,141.34	1.00
Water	8,238.84	3.86	8,238.84	3.86
Garbage	4,618.72	2.16	4,618.72	2.16
Utility Billing Services	30.00	0.01	30.00	0.01

Total Utilities	16,916.89	7.92	16,916.89	7.92
MANAGEMENT FEES				
Data Access Fee	462.00	0.22	462.00	0.22
Management Fee	16,500.00	7.72	16,500.00	7.72
Total Management Fees	16,962.00	7.94	16,962.00	7.94
ADMINISTRATION				
Bank Charges	30.60	0.01	30.60	0.01
Other Professional Fees	57.87	0.03	57.87	0.03
Telecommunications	30.00	0.01	30.00	0.01
Online Software & Online Subscriptions	855.34	0.40	855.34	0.40
Total Administration	973.81	0.46	973.81	0.46
INSURANCE				
General Liability Insurance	27,480.74	12.86	27,480.74	12.86
Total Insurance	27,480.74	12.86	27,480.74	12.86
Total Operating Expenses	90,603.20	42.41	90,603.20	42.41
NOI before Owners' (Income)/Expense	123,022.53	57.59	123,022.53	57.59
NOI before Debt Service	123,022.53	57.59	123,022.53	57.59
NOI before Major Repairs & Maintenance	123,022.53	57.59	123,022.53	57.59
MAJOR REPAIRS AND MAINTENANCE				
Appliances	673.76	0.32	673.76	0.32
Total Major Repairs and Maintenance	673.76	0.32	673.76	0.32
Net Income/(Loss)	122,348.77	57.27	122,348.77	57.27
ADJUSTMENTS				
Deposits	-42,740.00	-20.01	-42,740.00	-20.01
Accrued Expenses - Other	809.95	0.38	809.95	0.38
Security Deposits	63,999.00	29.96	63,999.00	29.96
Owners' Equity	3,371,112.05	1,578.05	3,371,112.05	1,578.05
TOTAL ADJUSTMENTS	3,393,181.00	1,588.38	3,393,181.00	1,588.38
CASH FLOW	3,515,529.77	1,645.65	3,515,529.77	1,645.65

College Ridge (collridg)

Cash Flow Statement

For the Three Months Ended September 30, 2026

	Period to Date	%	Year to Date	%
OPERATING REVENUE				
Net Rental Income	193,010.09	96.69	193,010.09	96.69
Total Miscellaneous Income	6,599.25	3.31	6,599.25	3.31
Total Operating Income	199,609.34	100.00	199,609.34	100.00
OPERATING EXPENSES				
Total Personnel Costs	2,265.37	1.13	2,265.37	1.13
Total Repairs & Maintenance	15,149.08	7.59	15,149.08	7.59
Total Turnover Costs	316.25	0.16	316.25	0.16
Total Landscaping & Pool	5,541.00	2.78	5,541.00	2.78
Total Utilities	7,912.53	3.96	7,912.53	3.96
Total Management Fees	11,565.00	5.79	11,565.00	5.79
Total Administration	997.23	0.50	997.23	0.50
Total Taxes/Licenses/Permits/Dues	456.75	0.23	456.75	0.23
Total Insurance	30,596.54	15.33	30,596.54	15.33
Total Operating Expenses	74,799.75	37.47	74,799.75	37.47
NOI before Owners' (Income)/Expense	124,809.59	62.53	124,809.59	62.53
NOI before Debt Service	124,809.59	62.53	124,809.59	62.53
NOI before Major Repairs & Maintenance	124,809.59	62.53	124,809.59	62.53
MAJOR REPAIRS AND MAINTENANCE				
Total Major Repairs and Maintenance	1,617.75	0.81	1,617.75	0.81
Net Income/(Loss)	123,191.84	61.72	123,191.84	61.72
TOTAL ADJUSTMENTS	2,133,434.41	1,068.80	2,133,434.41	1,068.80
CASH FLOW	2,256,626.25	1,130.52	2,256,626.25	1,130.52

College Ridge (collridg)

Cash Flow Statement

For the Three Months Ended September 30, 2026

	Period to Date	%	Year to Date	%
OPERATING REVENUES				
Market Rent	199,641.00	100.02	199,641.00	100.02
Excess/(Loss) Due to Lease	-14,953.15	-7.49	-14,953.15	-7.49
Delinquency	-1,838.00	-0.92	-1,838.00	-0.92
Concessions	9,729.04	4.87	9,729.04	4.87
Prepaid Rent	431.20	0.22	431.20	0.22
Net Rental Income	193,010.09	96.69	193,010.09	96.69
Miscellaneous Income				
Late Fees	-25.00	-0.01	-25.00	-0.01
Renters Insurance	-6.73	0.00	-6.73	0.00
Utility Recovery	2,375.53	1.19	2,375.53	1.19
Other Misc. Income	4,255.45	2.13	4,255.45	2.13
Total Miscellaneous Income	6,599.25	3.31	6,599.25	3.31
Total Operating Income	199,609.34	100.00	199,609.34	100.00
OPERATING EXPENSES				
PERSONNEL COSTS				
Manager	1,796.76	0.90	1,796.76	0.90
Payroll Taxes	313.64	0.16	313.64	0.16
Payroll Processing Fees	39.06	0.02	39.06	0.02
Workers Comp. Insurance	115.91	0.06	115.91	0.06
Total Personnel Costs	2,265.37	1.13	2,265.37	1.13
REPAIRS & MAINTENANCE				
Appliances & Appliance Repairs	1,308.40	0.66	1,308.40	0.66
Doors, Gates, Locks & Keys	694.25	0.35	694.25	0.35
HVAC Repairs	456.81	0.23	456.81	0.23
Janitorial Services	2,900.00	1.45	2,900.00	1.45
Pest Control	372.00	0.19	372.00	0.19
Plumbing Repairs	153.27	0.08	153.27	0.08
Ceiling, Wall, Sheetrock Repairs	4,233.75	2.12	4,233.75	2.12
Misc. Repairs & Maintenance	5,030.60	2.52	5,030.60	2.52
Total Repairs & Maintenance	15,149.08	7.59	15,149.08	7.59
TURNOVER COSTS				
Cleaning - Apt./Comm.	300.00	0.15	300.00	0.15
Credit Check Expense	16.25	0.01	16.25	0.01
Total Turnover Costs	316.25	0.16	316.25	0.16
LANDSCAPE/POOL SERVICES				
Contract Landscaping	5,541.00	2.78	5,541.00	2.78
Total Landscaping & Pool	5,541.00	2.78	5,541.00	2.78
UTILITIES				
Electricity	2,687.65	1.35	2,687.65	1.35
Water	4,955.38	2.48	4,955.38	2.48

Utility Billing Services	269.50	0.14	269.50	0.14
Total Utilities	7,912.53	3.96	7,912.53	3.96
MANAGEMENT FEES				
Data Access Fee	315.00	0.16	315.00	0.16
Management Fee	11,250.00	5.64	11,250.00	5.64
Total Management Fees	11,565.00	5.79	11,565.00	5.79
ADMINISTRATION				
Bank Charges	111.14	0.06	111.14	0.06
Other Professional Fees	57.87	0.03	57.87	0.03
Telecommunications	30.00	0.02	30.00	0.02
Online Software & Online Subscriptions	798.22	0.40	798.22	0.40
Total Administration	997.23	0.50	997.23	0.50
TAXES/LICENSES/PERMITS/DUES				
Membership Dues/Subscriptions	456.75	0.23	456.75	0.23
Total Taxes/Licenses/Permits/Dues	456.75	0.23	456.75	0.23
INSURANCE				
General Liability Insurance	30,596.54	15.33	30,596.54	15.33
Total Insurance	30,596.54	15.33	30,596.54	15.33
Total Operating Expenses	74,799.75	37.47	74,799.75	37.47
NOI before Owners' (Income)/Expense	124,809.59	62.53	124,809.59	62.53
NOI before Debt Service	124,809.59	62.53	124,809.59	62.53
NOI before Major Repairs & Maintenance	124,809.59	62.53	124,809.59	62.53
MAJOR REPAIRS AND MAINTENANCE				
Carpets	1,296.00	0.65	1,296.00	0.65
Vinyl & Hardwood Flooring	321.75	0.16	321.75	0.16
Total Major Repairs and Maintenance	1,617.75	0.81	1,617.75	0.81
Net Income/(Loss)	123,191.84	61.72	123,191.84	61.72
ADJUSTMENTS				
Notes Receivable	-815.25	-0.41	-815.25	-0.41
Security Deposits	64,078.95	32.10	64,078.95	32.10
Owners' Equity	2,070,170.71	1,037.11	2,070,170.71	1,037.11
TOTAL ADJUSTMENTS	2,133,434.41	1,068.80	2,133,434.41	1,068.80
CASH FLOW	2,256,626.25	1,130.52	2,256,626.25	1,130.52

SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT

Cañada College • College of San Mateo • Skyline College

TO: Educational Housing Corporation Board of Directors

FROM: David McLain, Executive Director of Community & Government Relations
Franz Tibayan, Assistant Portfolio Manager, Prodesse Property Group

Approval of Luxury Vinyl Plank as the Standard Flooring for Unit Turnovers at Cañada Vista, College Vista, and College Ridge

Units at Cañada Vista, College Vista, and College Ridge currently use carpet, which is generally replaced every five years or at turnover when worn, stained, or damaged. Prodesse Property Group has recommended moving to LVP for future replacements at all three properties because it holds up better under heavy use, cleans more easily, and can be repaired by replacing individual planks instead of the whole room. A single standard across the properties also simplifies purchasing and future repairs. The proposed product has a 20-mil wear layer, a commercial-grade standard suited to high-traffic residential use.

Prodesse obtained pricing for a one-bedroom unit with a den:

	Carpet	LVP (20-mil)
Installed cost	$1,527	$5,018
Expected life	5 years	15 to 25 years
Annual cost over expected life	$305.40	$200.72 to $334.53

Costs for other unit types will vary with square footage.

At the low end of its expected life, LVP costs about the same per year as carpet. Over a longer life, it costs less. LVP also offers benefits not reflected in these figures, including faster turnovers, less carpet cleaning and odor treatment, and fewer full-room replacements. A product sample will be available at the meeting.

Under this standard, carpet in good condition would remain in place. LVP would be installed only when a vacant unit's carpet needs replacement, so the change would phase in over time without disturbing current residents.

RECOMMENDATION

It is recommended that the Board approve 20-mil luxury vinyl plank (LVP) flooring as the standard replacement flooring at Cañada Vista, College Vista, and College Ridge, to be installed in place of carpet

when a vacant unit’s carpet requires replacement at turnover.

PRODESSE
Be Good . Do Good . Live Good

FLOORING STRATEGY OVERVIEW
Carpet vs. Click Plank

Lifecycle value, durability, and portfolio consistency.

PROFLOORS
PARTNERS YOU KNOW · EXPERIENCE YOU TRUST.

Why this matters for Prodesse

- Flooring lifecycle impacts unit turn cost and speed.
- Surface durability affects resident satisfaction and maintenance volume.
- Product consistency helps control procurement and future replacements.
- The right spec reduces long-term disruption and replacement frequency.



Carpet vs. Click Plank



CARPET

Lower upfront cost with a familiar look and feel.

PROS

- Lower upfront cost.
- Soft underfoot.
- Familiar look.

CONSIDERATIONS

- Seams can become exposed over time from traffic, furniture movement, and wear.
- Pets, spills, stains, and odors can contaminate carpet over time.
- Once damage is too extensive, partial repair is often not practical and full replacement is commonly needed.
- Generally replaced more often than plank.



CLICK PLANK

Durable, modern, and built for long-term value.

PROS

- Higher upfront investment but better long-term value.
- Waterproof surface helps with stain and odor resistance.
- Easier day-to-day cleaning and maintenance.
- Damaged planks can often be replaced individually instead of replacing the full room.
- Attached underlayment helps with sound concerns, especially on second floors.
- Usually lower replacement frequency over time.

CONSIDERATIONS

- Higher initial cost than carpet.

Our Recommendation

For long-term performance and lowerlifecycle disruption, Pro Floors recommends moving toward click plank in the appropriate unit-turn applications. While carpet may cost less upfront, click plank typically delivers better durability, easier maintenance, and more flexibility when repairs are needed.

THE PRO FLOORS SERVICE ADVANTAGE

- Next-Day Installs
- Stocked in Hayward
- Procurement Control
- Dedicated Account Support
- Prortfolio-Focused Solutions

SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT

Cañada College • College of San Mateo • Skyline College

TO: Educational Housing Corporation Board of Directors

FROM: David McLain, Executive Director of Community & Government Relations
Franz Tibayan, Assistant Portfolio Manager, Prodesse Property Group

Approval of Cañada Vista Clubhouse Renovation

The Cañada Vista clubhouse is a shared amenity for residents, District employees, and community organizations. Its finishes, furnishings, and fixtures are original or near the end of their useful life and no longer reflect the condition of the rest of the property.

Prodesse Property Group has prepared a preliminary scope of work covering the living room, TV room, kitchen, and two restrooms. The scope includes paint, durable vinyl plank flooring rated for heavy use, updated lighting, replacement furniture and décor, kitchen countertop and cabinet refinishing, restroom vanities and fixtures, and removal of old furniture and appliances. Kitchen appliances would be replaced only if needed. The full scope is attached as Exhibit A, along with conceptual renderings.

Preliminary estimates are as follows:

Area	**Estimated Cost**
Living Room	$29,050.00
TV Room	$13,450.00
Kitchen	$14,850.00
Restrooms (2)	$7,520.00
Construction Management Fee (5%)	$3,243.50
Total	**$68,113.50**

These figures are planning estimates. Bids have not yet been obtained, and finish selections such as colors and furniture styles remain open. The requested not-to-exceed amount of $70,000 includes a modest allowance above the current estimate. Any cost beyond that amount would return to the Board for approval.

RECOMMENDATION

It is recommended that the Board approve the renovation of the Cañada Vista clubhouse in an amount not to exceed $70,000 and authorize Prodesse Property Group, under the supervision of the District Housing Administrator, to obtain quotes from and engage its existing unit turnover and renovation vendors to complete the work within the approved amount.






Cv











Canada Vista Clubhouse - Scope of Work (Living Room):

- Full Paint - Darker colors - $4,000
- Replace wall panels to modern wood slat panels - $1,800
- Replace carpet to vinyl wood grain 20 mil flooring (made for heavy use) - $5,000
- Replace couch - $4,500
- Replace coffee table - $600
- Add accent table - $400
- Add plants for decor - $500
- Install modern decorative hanging light above living room area - $800
- Renovate fireplace - $3,600
- Install new flat screen TV above fireplace - $1,000
- Replace dining tables - $800
- Replace 8 chairs - $1,600
- Replace 3 Barstools - $600
- Add centerpiece for decor on table - $150
- Add paintings - $400
- Add rug - $400
- Install modern lights in walls, or add floor lamps - $2,100
- Haul away or dump old furniture - $800

Total Estimated Cost: $29,050

Canada Vista Clubhouse - Scope of Work (TV Room):

- Full Paint - Darker colors - $1,500
- Replace wall panels to modern wood slat panels - $1,000
- Replace carpet to vinyl wood grain 20 mil flooring (made for heavy use) - $1,900
- Replace couch - $3,000
- Replace coffee table - $500
- Add accent table - $400
- Add plants for decor - $400
- Replace dining table - $500
- Replace 4 chairs - $800
- Add centerpiece for decor on table - $150
- Add paintings - $400
- Add rug - $400
- Install modern lights in walls, or add floor lamps - $1,700
- Haul away or dump old furniture - $800

Total Estimated Cost: $13,450

Canada Vista Clubhouse - Scope of Work (Kitchen):

- Full Paint - $1,200
- Replace floors to vinyl wood grain 20 mil flooring (made for heavy use) - $1,000
- Sand and Paint Cabinet Doors - color: TBD - $2,500

- Replace countertop to white quartz - $3,300
- Replace Refrigerator (If Needed): $2,000
- Replace dishwasher (If Needed) - $900
- Replace Microwave (If Needed) - $500
- Replace Stove (If Needed) - $800
- Replace hardware on cabinets - $500
- Replace faucet to modern style - $400
- Install modern light fixture - $600
- Purchase plants for decor - $400
- Haul away or dump old appliances - $750

Total Estimated Cost: $14,850

Canada Vista Clubhouse - Scope of Work (Bathroom x 2):

- Full Paint - $800
- Replace floors to vinyl wood grain 20 mil flooring (made for heavy use) - $1,100
- Replace wall tile - $800
- Install new vanity with new faucet - $1,500
- Replace light above vanity - $300
- Replace bathroom fan - $350
- Replace paper towel dispenser - $150
- Replace toilet paper holder - $100
- Replace mirror - $550
- Install floating shelf above toilet - $150
- Replace trash can - $150
- Purchase new paintings - $300
- Replace soap dispenser - $100
- Replace accent table/cabinet - $250
- Purchase plants for decor - $120
- Haul away or dump old furniture - $800

Total Estimated Cost: $7,520

+ Construction Management Fee: $3,243.50

Total Estimated Cost of Full Renovation: $68,113.50

BILLING RATE

Per-unit, Per-month Management Fee = $92.50/unit/month x 134 units = $12,395.00 per month, which would equate to $148,740.00 per year for the 134-unit SMCCCD portfolio.

In-House Maintenance Labor Rate = $95.00/hour. This rate is a “wet” rate which includes all payroll taxes, workers compensation insurance, benefits, etc. We estimate that the monthly labor hours would be 85 to 90 hours per month. Based upon our hourly rate, the estimated labor costs range between $8,075.00 and $8,550.00 per month, which would equate to between $96,900.00 and $102,600.00 per year.

There are several other fees or costs which we typically charge or pass along to our clients.

The first is our Data Access Fee, which is currently $5.25 per unit managed, per month. This fee covers the cost of the licensing of the Yardi Voyager software platform and its related components, plus data storage and other fees. With this platform, residents can pay rent online, submit service requests and other functions. For the 134-unit District portfolio, this would be a cost of $703.50 per month, which would equate to $8,442.00 per year.

Bank fees for processing of checks, direct deposits, EFT transactions and NSF fees are also passed along to our clients at cost.

Our standard management contracts also include a Construction Management Fee of 5.0% of the total cost of major projects in excess of $20,000.00 which our clients request us to manage. Given that the District has historically self-managed major projects, and that the RFP states that this will continue, this fee should not come into play, unless the District elected not to self-manage a major project, at which time we would negotiate a specific fee for the project with the District.

San Mateo Community Colleges District Housing Board
Dedicated Maintenace Technician Analysis
December 2026 through June 2027

	Canada Vista	College Vista	College Ridge	7-Month Total All
Dedicated Maintenance Tech - Wages	$ 19,836	$ 14,326	$ 9,918	$ 44,080
Dedicated Maintenance Tech - Taxes & Benefits	$ 7,136	$ 4,607	$ 3,897	$ 15,640
Estimated Total Cost	$ 26,972	$ 18,933	$ 13,815	**$ 59,720**
Estimated Repair & Maint. Savings	$ 9,645	$ 6,112	$ 3,122	$ 18,879
Estimated Turnover Labor Savings ($X/Turnover)	$ 7,125	$ 5,700	$ 4,275	$ 17,100
	$ 16,770	$ 11,812	$ 7,397	$ 35,979
PPG Roving Maintenance per RFP Range - Low Hours	$ 95	85	$ 8,075	$ 56,525
Estimated Total Savings				**$ 92,504**
PPG Roving Maintenance per RFP Range - High Hours	$ 95	90	$ 8,550	$ 59,850
Estimated Total Savings				**$ 95,829**
Hours/Month with FT Employee	173			
Turnovers Estimated Per Property	5	4	3	12
Estimated Labor Hours/Turnover	15	15	15	15
PPG Roving Tech Labor Hourly Rate per RFP	$ 95	$ 95	$ 95	

PPG Budget Model - Voyager COA 2027 Budget Draft - canadavi
Executive Budget Summary

	Actual 2025-26	Budget 2026-27	Budget 2026-27 $/Unit	Budget 2026-27 %TI	Year to Year Change	Notes
Total Income	**$1,142,910**	**$1,210,535**	**$20,176**	**100.00%**	105.92%	
Total Operating Expenses	-$517,753	-$572,998	-$9,550	-47.33%	110.67%	
NOI	**$625,156**	**$637,538**	$10,626	52.67%	101.98%	
Mortgage Expense	$0	$0	$0	0.00%	0.00%	
Owner's Income / Expense	-$1,600	-$1,833	-$31	-0.15%	114.58%	
Major Repair & Capital	-$179,707	-$185,200	-$3,087	-15.30%	103.06%	
NET INCOME (LOSS)	**$443,849**	**$450,504**	**$7,508**	37.22%	101.50%	
Notes Payable	$0	$0	$0			
Net Income (Loss) After Notes Payable	**$443,849**	**$450,504**	**$7,508**		101.50%	

PPG Budget Model - Voyager COA 2027 Budget Draft - canadavi 2027

Detailed Budget

Enter Annual Amount if needed, if blank, average will be used

Data from 12-Month Trailing

			2026 Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
5000-0000	**OPERATING REVENUES**																	
5005-0000	**Market Rent**		134,525	134,525	134,525	134,525	134,525	134,525	134,525	134,525	134,525	134,525	134,525	134,525	1,614,300	26,905	133.35%	
5020-0000	Excess/(Loss) to Lease		-39,268	-39,268	-39,268	-39,268	-36,399	-35,792	-35,792	-35,195	-35,195	-34,608	-34,608	-34,031	-438,692	-7,312	-36.24%	
	Scheduled Rent		95,257	95,257	95,257	95,257	98,126	98,733	98,733	99,330	99,330	99,917	99,917	100,494	1,175,608	19,593	97.11%	
	Vacancy Assumptions		4.39%	2.35%	2.14%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%			0.00%	
5025-0000	Vacancy		-4,183	-2,240	-2,036	-1,905	-1,963	-1,975	-1,975	-1,987	-1,987	-1,998	-1,998	-2,010	-26,255	-438	-2.17%	
5030-0000	Delinquency		-476	-476	-476	-476	-491	-494	-494	-497	-497	-500	-500	-502	-5,878	-98	-0.49%	
5035-0000	Concessions	$550.00	-46	-46	-46	-46	-46	-46	-46	-46	-46	-46	-46	-46	-550	-9	-0.05%	$50/turnover for showing units + $75/quarter for misc. items
5037-0000	Write-Offs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5038-0000	Percentage Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5039-0000	SB91 Rent Debt Relief		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5040-0000	Prepaid Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5099-0000	**Net Rental Income**		90,552	92,495	92,699	92,830	95,627	96,219	96,219	96,801	96,801	97,373	97,373	97,936	1,142,925	19,049	94.41%	
5500-0000	**Miscellaneous Income**																	
5520-0000	Water Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5525-0000	Sewer Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5530-0000	Trash Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5535-0000	Storage Rents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5536-0000	Pet Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5538-0000	EV Charging Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5540-0000	Application Fees		0	0	0	0	60	0	60	0	60	0	60	60	300	5	0.02%	Employees are being charged application fees
5545-0000	Returned Payment Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5550-0000	Late Fees	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5555-0000	Interest Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5560-0000	Lease Break Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5562-0000	Renters Insurance	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	Discuss
5566-0000	Utility Recovery		0	16	3,840	0	0	0	0	0	0	0	0	0	3,856	64	0.32%	Discuss (Guardian Water & Power from August rec. in Sept.)
5570-0000	Laundry Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5575-0000	Guest Room Rental Income	$3,600.00	300	300	300	300	300	300	300	300	300	300	300	300	3,600	60	0.30%	Cluhouse rentals
5577-0000	Gym Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5580-0000	Carport/Garage Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5585-0000	CAM Reimb - Estimate		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5586-0000	CAM Reimb - Recon		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5587-0000	Property Tax & Insurance Reimbursement		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5595-0000	Other Miscellaneous Income		1,460	1,895	5,650	5,650	5,650	5,650	5,650	5,650	5,650	5,650	5,650	5,650	59,855	998	4.94%	Amenity Rent (showing from 9/26 onward under PPG accounting)
5599-0000	**Total Miscellaneous Income**		1,760	2,211	9,790	5,950	6,010	5,950	6,010	5,950	6,010	5,950	6,010	6,010	67,610	1,127	5.59%	
5900-0000	**Total Operating Income**		92,312	94,706	102,488	98,780	101,637	102,169	102,229	102,751	102,811	103,323	103,383	103,946	1,210,535	20,176	100.00%	
6000-0000	**OPERATING EXPENSES**																	
6001-0000	**Personnel Costs**																	
6015-0000	Manager		783	1,018	0	0	0	0	0	0	0	0	0	0	1,801	30	0.15%	
6020-0000	Assistant Manager		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6025-0000	Leasing Agent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6030-0000	Keyholder Concessions		0	0	848	848	848	848	848	848	848	848	848	848	8,485	141	0.70%	Keyholder Tyrone Armstrong's rent credit
6040-0000	Bonus		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6045-0000	Payroll Taxes		106	222	0	0	0	0	0	0	0	0	0	0	328	5	0.03%	
6050-0000	Maintenance Salary		0	0	0	0	0	2,834	2,834	2,834	2,834	2,834	2,834	2,834	19,836	331	1.64%	Assume hire new FT Maintenance Tech in December (allocated)
6055-0000	Maintenance Payroll Taxes		0	0	0	0	0	384	384	384	384	384	384	384	2,688	45	0.22%	Assume hire new FT Maintenance Tech in December (allocated)
6060-0000	Payroll Processing Fees		16	24	0	0	0	25	25	25	25	25	25	25	200	3	0.02%	
6065-0000	Staff Housing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6070-0000	Staff Utilities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6075-0000	Health Insurance		0	0	0	0	0	392	392	392	392	392	392	392	2,741	46	0.23%	Assume hire new FT Maintenance Tech in December (allocated)
6080-0000	Employer Portion Retirement Plan		0	0	0	0	0	113	113	113	113	113	113	113	793	13	0.07%	Assume hire new FT Maintenance Tech in December (allocated)
6085-0000	Workers Comp. Insurance		40	76	31	31	31	133	133	133	133	133	133	133	1,136	19	0.09%	Assume hire new FT Maintenance Tech in December (allocated)
6099-0000	**Total Personnel Costs**		945	1,340	879	879	879	4,729	4,729	4,729	4,729	4,729	4,729	4,729	38,008	633	3.14%	

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Detailed Budget

Enter Annual Amount if needed, if blank, average will be used

Data from 12-Month Trailing

			2026 Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
6200-0000	**Repairs & Maintenance**																	
6201-0000	Annual Inspections	$788.00	66	66	66	66	66	66	66	66	66	66	66	66	788	13	0.07%	Extra tech for annual inspections
6205-0000	Appliances & Appliance Repairs	$9,977.05	831	831	831	831	831	831	831	831	831	831	831	831	9,977	166	0.82%	Assumed 10% savings from trailing 12 due to maint tech
6208-0000	Bed Bug Treatment		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6210-0000	Blinds/Blind Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6215-0000	Doors, Gates, Locks & Keys	$2,300.00	192	192	192	192	192	192	192	192	192	192	192	192	2,300	38	0.19%	Key cleanup, keyboxes + key machine allocated
6218-0000	Cabinet/Drawer Upgrades		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6220-0000	Electrical Repairs	$5,351.99	446	446	446	446	446	446	446	446	446	446	446	446	5,352	89	0.44%	Assumed 10% savings from trailing 12 due to maint tech
6225-0000	Fire Safety		3,601	3,601	3,601	3,601	3,601	3,601	3,601	3,601	3,601	3,601	3,601	3,601	43,206	720	3.57%	Fire safety, plus replacement of 30 CO-Combo detectors @ $70/ea. f
6230-0000	Small Vinyl Purchase & Flooring Repairs		32	32	32	32	32	32	32	32	32	32	32	32	383	6	0.03%	
6235-0000	HVAC Repairs		25	25	25	25	25	25	25	25	25	25	25	25	298	5	0.02%	
6240-0000	Janitorial Services		328	328	328	328	328	328	328	328	328	328	328	328	3,941	66	0.33%	
6245-0000	Janitorial Supplies		121	121	121	121	121	121	121	121	121	121	121	121	1,446	24	0.12%	Research opportunities for savings, have on site maintenance tech?
6248-0000	Exterior Maintenance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6250-0000	Laundry Room Contract		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6252-0000	Laundry Machine Conversion		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6255-0000	Lighting Supplies/Fixtures/Repairs	$6,706.83	559	559	559	559	559	559	559	559	559	559	559	559	6,707	112	0.55%	Assumed 10% savings from trailing 12 due to maint tech
6258-0000	Painting - Touch-up		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6260-0000	Paint & Paint Supplies		364	364	364	364	364	364	364	364	364	364	364	364	4,363	73	0.36%	
6265-0000	Pest Control		284	284	284	284	284	284	284	284	284	284	284	284	3,407	57	0.28%	
6270-0000	Plumbing Repairs	$16,413.33	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	16,413	274	1.36%	Expect increase due to leaks noticed during inspections
6272-0000	Routine Maintenance Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6275-0000	Elevator Service		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6280-0000	Roof & Gutter Repairs/Maint		437	437	437	437	437	437	437	437	437	437	437	437	5,242	87	0.43%	Annual roof inspection & minor repairs
6285-0000	Screen Repairs	$2,255.76	188	188	188	188	188	188	188	188	188	188	188	188	2,256	38	0.19%	Assumed 10% savings from trailing 12 due to maint tech
6290-0000	Shower Door Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6295-0000	Small Tool Purchases		36	36	36	36	36	36	36	36	36	36	36	36	430	7	0.04%	
6300-0000	Ceiling, Wall, Sheetrock Repairs	$3,465.00	289	289	289	289	289	289	289	289	289	289	289	289	3,465	58	0.29%	Assumed 10% savings from trailing 12 due to maint tech
6305-0000	Water Heater Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6310-0000	Window Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6315-0000	Misc. Repairs & Maintenance	$59,047.61	4,921	4,921	4,921	4,921	4,921	4,921	4,921	4,921	4,921	4,921	4,921	4,921	59,048	984	4.88%	Assumed 10% savings from trailing 12 due to maint tech
6320-0000	Resident Displacement Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6325-0000	Vending Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6330-0000	Parking Lot Maintenance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6335-0000	Hauling & Disposal		362	362	362	362	362	362	362	362	362	362	362	362	4,345	72	0.36%	
6399-0000	Total Repairs & Maintenance		14,447	14,447	14,447	14,447	14,447	14,447	14,447	14,447	14,447	14,447	14,447	14,447	173,367	2,889	14.32%	
6400-0000	**Turnover Costs**																	
6405-0000	Cleaning - Apt./Comm.	$2,500.00	208	208	208	208	208	208	208	208	208	208	208	208	2,500	42	0.21%	$500/cleaning x turnovers
6407-0000	Bath/Kitchen Reglazing - Small	$5,000.00	417	417	417	417	417	417	417	417	417	417	417	417	5,000	83	0.41%	$1,000/reglaze x turnovers
6410-0000	Blinds Cleaning		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6412-0000	Blinds Replacement		156	156	156	156	156	156	156	156	156	156	156	156	1,876	31	0.15%	
6415-0000	Carpet Cleaning	$1,500.00	125	125	125	125	125	125	125	125	125	125	125	125	1,500	25	0.12%	$300/cleaning x turnovers
6420-0000	Credit Check Expense		24	24	24	24	24	24	24	24	24	24	24	24	283	5	0.02%	
6425-0000	Hardwood Floor Refinishing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6430-0000	Painting - Turnover	$20,000.00	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000	333	1.65%	$4,000/full paint (2-3 coats) x 5 turnovers
6435-0000	Turnover Maintenance - Supplies	$8,750.00	729	729	729	729	729	729	729	729	729	729	729	729	8,750	146	0.72%	$1,750/unit materials x turnovers
6440-0000	Turnover Maintenance - Labor		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6445-0000	Tenant Turnover Collection	($1,250.00)	-104	-104	-104	-104	-104	-104	-104	-104	-104	-104	-104	-104	-1,250	-21	-0.10%	Anticipate collecting half of cleaning costs on go forward basis
6450-0000	Vacant Unit Utilities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6455-0000	Interest on Security Deposit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6499-0000	**Total Turnover Costs**		3,222	3,222	3,222	3,222	3,222	3,222	3,222	3,222	3,222	3,222	3,222	3,222	38,659	644	3.19%	
6500-0000	**Landscaping/Pool Service**																	
6505-0000	Contract Landscaping		1,402	1,402	1,402	1,402	1,402	1,402	1,402	1,402	1,402	1,402	1,402	1,402	16,827	280	1.39%	
6510-0000	Landscape Repairs/Maintenance	$1,595.18	133	133	133	133	133	133	133	133	133	133	133	133	1,595	27	0.13%	
6515-0000	Landscape Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	

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Detailed Budget | Enter Annual Amount if needed, if blank, average will be used | Data from 12-Month Trailing

			2026 Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
6520-0000	Pool Contract		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6522-0000	Pool Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6525-0000	Pool Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6528-0000	Pool & Patio Furniture		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6530-0000	Tree Service	$3,500.00	292	292	292	292	292	292	292	292	292	292	292	292	3,500	58	0.29%	Lower the height of trees blocking the Clubhouse view. Not based on bid.
6599-0000	**Total Landscaping & Pool**		1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	21,923	365	1.81%	
6600-0000	**Utilities**																	
6605-0000	Gas	$613.11	51	51	51	51	51	51	51	51	51	51	51	51	613	10	0.05%	
6610-0000	Electricity	$21,893.81	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	21,894	365	1.81%	
6612-0000	Electricity - Exterior	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6615-0000	Water	$3,001.85	250	250	250	250	250	250	250	250	250	250	250	250	3,002	50	0.25%	
6620-0000	Irrigation Water	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6625-0000	Sewer		0	0	0	0	0	65,529	0	0	0	0	0	0	65,529	1,092	5.41%	Sewer budgeted to be paid in full in December via property tax bill
6630-0000	Garbage	$40,177.14	3,348	3,348	3,348	3,348	3,348	3,348	3,348	3,348	3,348	3,348	3,348	3,348	40,177	670	3.32%	
6632-0000	Utilties Charged to Resident		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6635-0000	Utility Billing Services	$264.00	22	22	22	22	22	22	22	22	22	22	22	22	264	4	0.02%	
6640-0000	Utility Reimb. & Recovery		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6699-0000	**Total Utilities**		**5,496**	**5,496**	**5,496**	**5,496**	**5,496**	**71,025**	**5,496**	**5,496**	**5,496**	**5,496**	**5,496**	**5,496**	**131,479**	2,191	10.86%	
6700-0000	**Management Fees**																	
6705-0000	Data Access Fee	$315.00	0	315	315	315	315	315	315	315	315	315	315	315	3,465	58	0.29%	Flat Fee
6710-0000	Leasing Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6715-0000	Management Fee		5,700	11,250	5,550	5,550	5,550	5,550	5,550	5,550	5,550	5,550	5,550	5,550	72,450	1,208	5.98%	Flat Fee
6720-0000	Management Oversight		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6735-0000	Accounting Service Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6730-0000	Construction Management Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6799-0000	**Total Management Fees**		5,700	11,565	5,865	5,865	5,865	5,865	5,865	5,865	5,865	5,865	5,865	5,865	75,915	1,265	6.27%	
6800-0000	**Administration**																	
6805-0000	Accounting/CPA Services		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6810-0000	Bank Charges		43	43	43	43	43	43	43	43	43	43	43	43	519	9	0.04%	includes Bank/ACH fees from Assumptions
6817-0000	Collection Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6818-0000	HOA Dues		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6820-0000	Education		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6822-0000	Legal Services	$8,000.00	667	667	667	667	667	667	667	667	667	667	667	667	8,000	133	0.66%	Legal cost estimate for Fleeta + Flood Issue Insurace Claims
6827-0000	Lease Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6830-0000	Meals 100%		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6835-0000	Mileage Reimbursement		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6837-0000	Miscellaneous	$600.00	50	50	50	50	50	50	50	50	50	50	50	50	600	10	0.05%	Refreshments for Meet & Greets & Town Halls, etc.
6840-0000	Office Equipment		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6842-0000	Vending Supplies	$200.00	17	17	17	17	17	17	17	17	17	17	17	17	200	3	0.02%	Cleaning materials, etc. for clubhouse
6845-0000	Office Supplies	$200.00	17	17	17	17	17	17	17	17	17	17	17	17	200	3	0.02%	
6847-0000	Other Professional Fees	$120.00	10	10	10	10	10	10	10	10	10	10	10	10	120	2	0.01%	Employee background checks
6850-0000	Postage		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6852-0000	Renters Insurance Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6854-0000	Security		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6855-0000	Telecommunications	$15,339.86	1,278	1,278	1,278	1,278	1,278	1,278	1,278	1,278	1,278	1,278	1,278	1,278	15,340	256	1.27%	Working on getting better pricing for alarm lines
6860-0000	Uniforms		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6868-0000	Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6880-0000	Computer Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6885-0000	Online Software Subscriptions		605	712	0	0	0	0	0	0	0	0	0	0	1,317	22	0.11%	BLVD software charges
6890-0000	Internet/Phone/Communications		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6892-0000	EV Charging Membership Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6899-0000	**Total Administration**		2,687	2,794	2,082	2,082	2,082	2,082	2,082	2,082	2,082	2,082	2,082	2,082	26,297	438	2.17%	
6900-0000	**Advertising & Promotions**																	

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Data from 12-Month Trailing

			2026 Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
6902-0000	Model Unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6903-0000	Model Unit Furniture		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6905-0000	Advertising	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6910-0000	Brochures		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6915-0000	Graphic Design		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6920-0000	Promotions		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6925-0000	Referrals/Retention		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6930-0000	Signs	$300.00	25	25	25	25	25	25	25	25	25	25	25	25	300	5	0.02%	Signage replacements/updates
6935-0000	Other Advertising		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6970-0000	Legal Settlement		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6999-0000	**Total Advertising & Promotions**		25	25	25	25	25	25	25	25	25	25	25	25	300	5	0.02%	
7000-0000	**Taxes/Licenses/Permits/Dues**																	
7005-0000	Business License/Local Taxes		0	0	0	0	0	0	529	0	0	0	476	0	1,005	17	0.08%	Weights & Measures annual water submeter registration fees. (Neec
7010-0000	Membership Dues/Subscriptions		0	0	0	0	0	0	0	0	0	0	576	619	1,195	20	0.10%	CAA member dues @ $9.60/unit in May;
7015-0000	Property Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7020-0000	Property Tax Reimb. - Reassessed Portion		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7099-0000	**Total Taxes/Licenses/Permits/Dues**		0	0	0	0	0	0	529	0	0	0	1,052	619	2,199	37	0.18%	
7100-0000	**Insurance**																	
7105-0000	Flood Insurance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7110-0000	General Liability Insurance	$0.00	0	0	64,852	0	0	0	0	0	0	0	0	0	64,852	1,081	5.36%	Insurance for this fiscal year paid by BLVD in September 2026
7112-0000	Deductible Loss		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7114-0000	DIC/Earthquake Insurance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7115-0000	Insurance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7199-0000	**Total Insurance**		0	0	64,852	0	0	0	0	0	0	0	0	0	64,852	1,081	5.36%	
7500-0000	**Total Operating Expenses**		34,348	40,715	98,694	33,842	33,842	103,221	38,221	37,692	37,692	37,692	38,744	38,310	572,998	9,550	47.33%	
7600-0000	**Net Operating Income Before Owner's Income/Expense**		57,964	53,991	3,794	64,938	67,795	-1,052	64,008	65,059	65,119	65,631	64,640	65,635	637,522	10,625	52.66%	
7700-0000	**Owner's Income**																	
7701-0000	Prior Rent Per Payment Agreement		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7705-0000	Interest Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7750-0000	**Total Owner's Income**		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7760-0000	**Owner's Expense**																	
7765-0000	Accounting/Audit Fees	$1,833.33	0	0	917	0	0	917	0	0	0	0	0	0	1,833	31	0.15%	Figure Provided from District per 5-year Audit Agreement
7768-0000	Miscellaneous Escrow Costs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7770-0000	Due Diligence		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7775-0000	Filing Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7780-0000	Legal		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7782-0000	Oversight Fees - Management		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7784-0000	Owner Approved Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7785-0000	Other Professional Services		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7788-0000	Political Campaign Contributions		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7790-0000	State Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7792-0000	State Taxes Penalty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7795-0000	Suspense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7797-0000	**Total Owner's Expense**		0	0	917	0	0	917	0	0	0	0	0	0	1,833	31	0.15%	
7798-0000	**Total Owner's (Income)/Expense**		0	0	917	0	0	917	0	0	0	0	0	0	1,833	31	0.15%	
7799-0000	**Net Operating Income Before Debt Service**		57,964	53,991	2,878	64,938	67,795	-1,969	64,008	65,059	65,119	65,631	64,640	65,635	635,689	10,595	52.51%	
7800-0000	**Debt Service**																	
7805-0000	Mortgage Interest Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7810-0000	Mortgage Principal Reduction		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	

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Data from 12-Month Trailing

			2026						2027									
			Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
7812-0000	Mortgage - Principal & Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7825-0000	Escrow - Property Insurance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7830-0000	Escrow - Property Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7835-0000	Escrow - Current Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7897-0000	**Total Debt Service**		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7899-0000	**Net Operating Income Before Capital**		57,964	53,991	2,878	64,938	67,795	-1,969	64,008	65,059	65,119	65,631	64,640	65,635	635,689	10,595	52.51%	
8000-0000	**Other Major Repairs and Replacements**																	*for properties that have audit adjustments, the average will be affect
8005-0000	Air Conditioning/Heating Repl.	$13,000.00	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	13,000	217	1.07%	$6,500/HVAC unit - estimate 2 replacements/year
8010-0000	Appliances	$30,600.00	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	30,600	510	2.53%	Estimate Avg. $850/appliance x 36 (10% of 360 appliances total)
8015-0000	Asphalt/Concrete	$2,500.00	208	208	208	208	208	208	208	208	208	208	208	208	2,500	42	0.21%	Parking lot striping, space numbering
8020-0000	Bathroom Remodeling		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8025-0000	Carpets	$5,500.00	458	458	458	458	458	458	458	458	458	458	458	458	5,500	92	0.45%	Estimate $2,200/carpet replacement in 50% of turns. (Modify if switch
8030-0000	Fencing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8035-0000	Kitchen Remodeling		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8037-0000	Unit Renovation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8040-0000	Landscape Upgrades	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8042-0000	Laundry Room Remodel		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8045-0000	Miscellaneous Capital	$5,100.00	425	425	425	425	425	425	425	425	425	425	425	425	5,100	85	0.42%	Amazon Locker 5 year maintenance payment
8047-0000	Roof Replacement/Major Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8050-0000	Other Major Repairs & Maint.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8055-0000	Paint - Exterior		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8057-0000	Plumbing - Main Line/Repipe Unit	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8060-0000	Pool/Spa		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8065-0000	Reglazing - Kitchen/Bath Countertops		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8070-0000	Granite Countertops	$25,000.00	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000	417	2.07%	Quartz Countertop installs $5,000/counter per turnover
8072-0000	Seismic - Transfers/Walls		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8075-0000	Tub & Tile Enclosures		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8077-0000	Unit Addition		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8078-0000	Maintenance Building Remodel		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8079-0000	Cabana Remodel	$70,000.00	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	70,000	1,167	5.78%	Control number for Clubhouse Remodel (update following bids)
8080-0000	Vinyl & Hardwood Flooring	$13,000.00	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	13,000	217	1.07%	Estimate LVP installs @ $5,000/unit for half of turns
8085-0000	Water Heater Replacement	$17,500.00	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	17,500	292	1.45%	Estimate $2,500/hot water heater x 7/year
8090-0000	Window Coverings		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8092-0000	Building Rehab		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8095-0000	Window/Door Replacement	$3,000.00	250	250	250	250	250	250	250	250	250	250	250	250	3,000	50	0.25%	Door Replacement
8096-0000	EV Charging Station Installation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8097-0000	Remediation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8098-0000	Insurance Proceeds	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	Zeroed out from trailing 12 (BLVD)
8099-0000	**Total Capital Improvements**		15,433	15,433	15,433	15,433	15,433	15,433	15,433	15,433	15,433	15,433	15,433	15,433	185,200	3,087	15.30%	
8100-0000	**Net Operating Income Before Depretiation/Amortization**		42,531	38,557	-12,556	49,504	52,362	-17,402	48,575	49,626	49,686	50,198	49,206	50,202	450,489	7,508	37.21%	
8200-0000	**Depreciation/Amortization**																	
8205-0000	Depreciation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8210-0000	Amortization		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8299-0000	**Total Depreciation/Amortization**		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
9010-0000	**Net Income/(Loss)**		42,531	38,557	-12,556	49,504	52,362	-17,402	48,575	49,626	49,686	50,198	49,206	50,202	450,489	7,508	37.21%	
	Cummulative Net Income/(Loss)		42,531	81,088	68,533	118,037	170,399	152,996	201,571	251,197	300,882	351,080	400,287	450,489				

ADJUSTMENT

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Rent Schedule

Complete only the highlighted fields

RENT INCREASE % 0.00%

UNITS: 60

		2026 Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan	Feb	Mar	Apr	May	Jun	Total	
			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Market Rent		134,525	134,525	134,525	134,525	134,525	134,525	134,525	134,525	134,525	134,525	134,525	134,525	1,614,300	
Scheduled Rent	(1st Cell Only)	95,257	95,257	95,257	95,257	98,126	98,733	98,733	99,330	99,330	99,917	99,917	100,494	1,175,608	
Loss-to-Lease		39,268	39,268	39,268	39,268	36,399	35,792	35,792	35,195	35,195	34,608	34,608	34,031	438,692	
# Turnovers		0.00	0.00	0.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00	1.00	1.00	5	8.33%
Turnover Rent Increases		654	654	654	654	607	597	597	587	587	577	577	567	609	Average
Turnover Total Income		0	0	0	0	607	0	597	0	587	0	577	567	2,935	
# Rent Increases		0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Rent Raise per Unit		0	0	0	0	0	0	0	0	0	0	0	0	0	Average
Rent Raise Total Increase		0	0	0	0	0	0	0	0	0	0	0	0	0	
Scheduled Rent Increase		0	0	0	0	607	0	597	0	587	0	577	567	2,935	
Next Month's Scheduled Rent		95,257	95,257	95,257	95,257	98,733	98,733	99,330	99,330	99,917	99,917	100,494	101,061	1,178,543	

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Executive Budget Summary

	Actual 2025-26	Budget 2026-27	Budget 2026-27 $/Unit	Budget 2026-27 %TI	Year to Year Change	Notes
Net Rental Income	$781,407	$800,031	$13,334	94.58%	102.38%	
Miscellaneous Income	$2,649	$45,880	$765	5.42%	1732.01%	
Total Income	**$784,056**	**$845,911**	**$14,099**	**100.00%**	107.89%	
Personnel Costs	-$12,268	-$30,208	-$503	-3.57%	246.23%	
Repairs & Maintenance	-$109,308	-$116,676	-$1,945	-13.79%	106.74%	
Turnover Costs	-$32,766	-$30,616	-$510	-3.62%	93.44%	
Landscaping & Pool	-$13,091	-$17,179	-$286	-2.03%	131.23%	
Utilities	-$108,465	-$98,581	-$1,643	-11.65%	90.89%	
Management Fees	-$59,160	-$55,440	-$924	-6.55%	93.71%	
Administration	-$8,273	-$7,445	-$124	-0.88%	89.99%	
Advertising and Promotions	-$29	-$300	-$5	-0.04%	1030.93%	
Taxes/Licenses/Permits/Dues	-$440	-$422	-$7	-0.05%	96.05%	
Insurance	-$30,028	-$27,481	-$458	-3.25%	91.52%	
Total Operating Expenses	**-$373,829**	**-$384,348**	**-$6,406**	**-45.44%**	102.81%	
NOI	**$410,227**	**$461,563**	$7,693	54.56%	112.51%	
Mortgage Expense	$0	$0	$0	0.00%	0.00%	
Owner's Income / Expense	-$1,800	-$1,833	-$31	-0.22%	101.85%	
Major Repair & Capital	-$587,774	-$89,759	-$1,496	-10.61%	15.27%	
NET INCOME (LOSS)	**-$179,347**	**$369,971**	**$6,166**	43.74%	306.29%	
Notes Payable	$0	$0	$0			
Net Income (Loss) After Notes Payable	**-$179,347**	**$369,971**	**$6,166**		306.29%	

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Detailed Budget

Enter Annual Amount if needed, if blank, average will be used

Data from 12-Month Trailing

			2026 Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
5000-0000	**OPERATING REVENUES**																	
5005-0000	**Market Rent**		93,850	93,850	93,850	93,850	93,850	93,850	93,850	93,850	93,850	93,850	93,850	93,850	1,126,200	25,595	133.13%	
5020-0000	Excess/(Loss) to Lease		-26,335	-26,335	-26,335	-26,335	-25,404	-25,404	-25,404	-24,827	-24,827	-24,263	-24,263	-23,712	-303,444	-6,896	-35.87%	
	Scheduled Rent		67,515	67,515	67,515	67,515	68,446	68,446	68,446	69,023	69,023	69,587	69,587	70,138	822,756	18,699	97.26%	
	Vacancy Assumptions		0.00%	0.00%	1.24%	6.59%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%			0.00%	
5025-0000	Vacancy		0	0	-836	-4,448	-3,142	-1,369	-1,369	-1,380	-1,380	-1,392	-1,392	-1,403	-18,111	-412	-2.14%	Oct & Nov are projected vacancy losses based upon notices
5030-0000	Delinquency		-338	-338	-338	-338	-342	-342	-342	-345	-345	-348	-348	-351	-4,114	-93	-0.49%	
5035-0000	Concessions	$500.00	-42	-42	-42	-42	-42	-42	-42	-42	-42	-42	-42	-42	-500	-11	-0.06%	$50/turnover for showing units + $75/quarter for misc. items
5037-0000	Write-Offs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5038-0000	Percentage Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5039-0000	SB91 Rent Debt Relief		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5040-0000	Prepaid Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5099-0000	**Net Rental Income**		67,136	67,136	66,300	62,688	64,920	66,693	66,693	67,256	67,256	67,806	67,806	68,343	800,031	18,183	94.58%	
5500-0000	**Miscellaneous Income**																	
5520-0000	Water Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5525-0000	Sewer Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5530-0000	Trash Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5535-0000	Storage Rents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5536-0000	Pet Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5538-0000	EV Charging Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5540-0000	Application Fees		0	0	0	60	0	0	60	0	60	0	60	0	240	5	0.03%	Employees are being charged application fees
5545-0000	Returned Payment Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5550-0000	Late Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5555-0000	Interest Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5560-0000	Lease Break Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5562-0000	Renters Insurance	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	Discuss
5566-0000	Utility Recovery		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	No RUBS at this site
5570-0000	Laundry Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5575-0000	Guest Room Rental Income	$2,640.00	220	220	220	220	220	220	220	220	220	220	220	220	2,640	60	0.31%	Estimated Clubhouse Rentals at proportional rate to Canada Vista
5577-0000	Gym Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5580-0000	Carport/Garage Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5585-0000	CAM Reimb - Estimate		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5586-0000	CAM Reimb - Recon		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5587-0000	Property Tax & Insurance Reimbursement		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5595-0000	Other Miscellaneous Income		0	0	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	43,000	977	5.08%	Amenity Rent (showing from 9/26 onward under PPG accounting)
5599-0000	**Total Miscellaneous Income**		220	220	4,520	4,580	4,520	4,520	4,580	4,520	4,580	4,520	4,580	4,520	45,880	1,043	5.42%	
5900-0000	**Total Operating Income**		67,356	67,356	70,820	67,268	69,440	71,213	71,273	71,776	71,836	72,326	72,386	72,863	845,911	19,225	100.00%	
6000-0000	**OPERATING EXPENSES**																	
6001-0000	**Personnel Costs**																	
6015-0000	Manager		754	980	0	0	0	0	0	0	0	0	0	0	1,734	39	0.20%	BLVD coding of Keyholder/managers
6020-0000	Assistant Manager		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6025-0000	Leasing Agent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6030-0000	Keyholder Concessions		0	0	817	817	817	817	817	817	817	817	817	817	8,167	186	0.97%	Keyholder John McCarty's rent credit
6040-0000	Bonus		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6045-0000	Payroll Taxes		102	216	0	0	0	0	0	0	0	0	0	0	318	7	0.04%	
6050-0000	Maintenance Salary		0	0	0	0	0	2,047	2,047	2,047	2,047	2,047	2,047	2,047	14,326	326	1.69%	Assume hire new FT Maintenance Tech in December (allocated)
6055-0000	Maintenance Payroll Taxes		0	0	0	0	0	277	277	277	277	277	277	277	1,941	44	0.23%	Assume hire new FT Maintenance Tech in December (allocated)
6060-0000	Payroll Processing Fees		15	23	0	0	0	30	30	30	30	30	30	30	247	6	0.03%	
6065-0000	Staff Housing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6070-0000	Staff Utilities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6075-0000	Health Insurance		0	0	0	0	0	283	283	283	283	283	283	283	1,979	45	0.23%	Assume hire new FT Maintenance Tech in December (allocated)
6080-0000	Employer Portion Retirement Plan		0	0	0	0	0	82	82	82	82	82	82	82	573	13	0.07%	Assume hire new FT Maintenance Tech in December (allocated)
6085-0000	Workers Comp. Insurance		38	73	29	29	29	103	103	103	103	103	103	103	922	21	0.11%	Assume hire new FT Maintenance Tech in December (allocated)
6099-0000	**Total Personnel Costs**		910	1,292	846	846	846	3,638	3,638	3,638	3,638	3,638	3,638	3,638	30,208	687	3.57%	

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Detailed Budget | Enter Annual Amount if needed, if blank, average will be used | Data from 12-Month Trailing

			2026 Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
6200-0000	**Repairs & Maintenance**																	
6201-0000	Annual Inspections	$591.00	49	49	49	49	49	49	49	49	49	49	49	49	591	13	0.07%	Extra tech for annual inspections
6205-0000	Appliances & Appliance Repairs	$6,179.99	515	515	515	515	515	515	515	515	515	515	515	515	6,180	140	0.73%	Assumed 10% savings from trailing 12 due to maint tech
6208-0000	Bed Bug Treatment		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6210-0000	Blinds/Blind Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6215-0000	Doors, Gates, Locks & Keys	$1,820.00	152	152	152	152	152	152	152	152	152	152	152	152	1,820	41	0.22%	Key cleanup, keyboxes + key machine allocated
6218-0000	Cabinet/Drawer Upgrades		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6220-0000	Electrical Repairs	$5,025.12	419	419	419	419	419	419	419	419	419	419	419	419	5,025	114	0.59%	Assumed 10% savings from trailing 12 due to maint tech
6225-0000	Fire Safety	$37,970.80	3,164	3,164	3,164	3,164	3,164	3,164	3,164	3,164	3,164	3,164	3,164	3,164	37,971	863	4.49%	Fire safety, plus replacement of 20 CO-Combo detectors @ $70/ea.
6230-0000	Small Vinyl Purchase & Flooring Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6235-0000	HVAC Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6240-0000	Janitorial Services		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6245-0000	Janitorial Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6248-0000	Exterior Maintenance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6250-0000	Laundry Room Contract		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6252-0000	Laundry Machine Conversion		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6255-0000	Lighting Supplies/Fixtures/Repairs	$3,563.51	297	297	297	297	297	297	297	297	297	297	297	297	3,564	81	0.42%	Assumed 10% savings from trailing 12 due to maint tech
6258-0000	Painting - Touch-up		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6260-0000	Paint & Paint Supplies		120	120	120	120	120	120	120	120	120	120	120	120	1,441	33	0.17%	
6265-0000	Pest Control		224	224	224	224	224	224	224	224	224	224	224	224	2,692	61	0.32%	
6270-0000	Plumbing Repairs	$12,979.38	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082	12,979	295	1.53%	Expect increase due to leaks noticed during inspections
6272-0000	Routine Maintenance Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6275-0000	Elevator Service		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6280-0000	Roof & Gutter Repairs/Maint	$3,844.13	320	320	320	320	320	320	320	320	320	320	320	320	3,844	87	0.45%	Roof inspection & minor repairs
6285-0000	Screen Repairs	$2,730.98	228	228	228	228	228	228	228	228	228	228	228	228	2,731	62	0.32%	Assumed 10% savings from trailing 12 due to maint tech
6290-0000	Shower Door Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6295-0000	Small Tool Purchases		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6300-0000	Ceiling, Wall, Sheetrock Repairs	$2,970.00	248	248	248	248	248	248	248	248	248	248	248	248	2,970	68	0.35%	Assumed 10% savings from trailing 12 due to maint tech
6305-0000	Water Heater Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6310-0000	Window Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6315-0000	Misc. Repairs & Maintenance	$34,536.19	2,878	2,878	2,878	2,878	2,878	2,878	2,878	2,878	2,878	2,878	2,878	2,878	34,536	785	4.08%	Assumed 10% savings from trailing 12 due to maint tech
6320-0000	Resident Displacement Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6325-0000	Vending Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6330-0000	Parking Lot Maintenance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6335-0000	Hauling & Disposal		28	28	28	28	28	28	28	28	28	28	28	28	332	8	0.04%	
6399-0000	Total Repairs & Maintenance		9,723	9,723	9,723	9,723	9,723	9,723	9,723	9,723	9,723	9,723	9,723	9,723	116,676	2,652	13.79%	
6400-0000	**Turnover Costs**																	
6405-0000	Cleaning - Apt./Comm.	$2,000.00	167	167	167	167	167	167	167	167	167	167	167	167	2,000	45	0.24%	$500/cleaning x turnovers
6407-0000	Bath/Kitchen Reglazing - Small	$4,000.00	333	333	333	333	333	333	333	333	333	333	333	333	4,000	91	0.47%	$1,000/reglaze x turnovers
6410-0000	Blinds Cleaning		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6412-0000	Blinds Replacement		103	103	103	103	103	103	103	103	103	103	103	103	1,234	28	0.15%	
6415-0000	Carpet Cleaning	$1,200.00	100	100	100	100	100	100	100	100	100	100	100	100	1,200	27	0.14%	$300/cleaning x turnovers
6420-0000	Credit Check Expense		15	15	15	15	15	15	15	15	15	15	15	15	181	4	0.02%	
6425-0000	Hardwood Floor Refinishing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6430-0000	Painting - Turnover	$16,000.00	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	16,000	364	1.89%	$4,000/full paint (2-3 coats) x turnovers
6435-0000	Turnover Maintenance - Supplies	$7,000.00	583	583	583	583	583	583	583	583	583	583	583	583	7,000	159	0.83%	$1,750/unit materials x turnovers
6440-0000	Turnover Maintenance - Labor		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6445-0000	Tenant Turnover Collection	($1,000.00)	-83	-83	-83	-83	-83	-83	-83	-83	-83	-83	-83	-83	-1,000	-23	-0.12%	Anticipate collecting half of cleaning costs on go forward basis
6450-0000	Vacant Unit Utilities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6455-0000	Interest on Security Deposit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6499-0000	**Total Turnover Costs**		2,551	2,551	2,551	2,551	2,551	2,551	2,551	2,551	2,551	2,551	2,551	2,551	30,616	696	3.62%	
6500-0000	**Landscaping/Pool Service**																	
6505-0000	Contract Landscaping		1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,182	1,182	14,188	322	1.68%	
6510-0000	Landscape Repairs/Maintenance		41	41	41	41	41	41	41	41	41	41	41	41	491	11	0.06%	
6515-0000	Landscape Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	

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Detailed Budget

Enter Annual Amount if needed, if blank, average will be used

Data from 12-Month Trailing

2027

			2026 Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
6520-0000	Pool Contract		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6522-0000	Pool Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6525-0000	Pool Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6528-0000	Pool & Patio Furniture		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6530-0000	Tree Service	$2,500.00	208	208	208	208	208	208	208	208	208	208	208	208	2,500	57	0.30%	Tree trimming
6599-0000	**Total Landscaping & Pool**		1,432	1,432	1,432	1,432	1,432	1,432	1,432	1,432	1,432	1,432	1,432	1,432	17,179	390	2.03%	
6600-0000	**Utilities**																	
6605-0000	Gas	$10,095.40	841	841	841	841	841	841	841	841	841	841	841	841	10,095	229	1.19%	
6610-0000	Electricity	$13,884.26	1,157	1,157	1,157	1,157	1,157	1,157	1,157	1,157	1,157	1,157	1,157	1,157	13,884	316	1.64%	
6612-0000	Electricity - Exterior	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6615-0000	Water	$30,586.48	2,549	2,549	2,549	2,549	2,549	2,549	2,549	2,549	2,549	2,549	2,549	2,549	30,586	695	3.62%	
6620-0000	Irrigation Water	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6625-0000	Sewer		0	0	0	0	0	5,287	0	0	0	0	0	0	5,287	120	0.62%	Sewer budgeted to be paid in full in December via property tax bill
6630-0000	Garbage	$38,561.00	3,213	3,213	3,213	3,213	3,213	3,213	3,213	3,213	3,213	3,213	3,213	3,213	38,561	876	4.56%	
6632-0000	Utilties Charged to Resident		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6635-0000	Utility Billing Services	$167.50	14	14	14	14	14	14	14	14	14	14	14	14	168	4	0.02%	
6640-0000	Utility Reimb. & Recovery		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6699-0000	**Total Utilities**		**7,775**	**7,775**	**7,775**	**7,775**	**7,775**	**13,061**	**7,775**	**7,775**	**7,775**	**7,775**	**7,775**	**7,775**	**98,581**	2,240	11.65%	
6700-0000	**Management Fees**																	
6705-0000	Data Access Fee	$231.00	0	0	231	231	231	231	231	231	231	231	231	231	2,310	53	0.27%	Flat Fee
6710-0000	Leasing Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6715-0000	Management Fee		4,180	8,250	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	53,130	1,208	6.28%	Flat Fee
6720-0000	Management Oversight		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6735-0000	Accounting Service Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6730-0000	Construction Management Fee	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6799-0000	**Total Management Fees**		4,180	8,250	4,301	4,301	4,301	4,301	4,301	4,301	4,301	4,301	4,301	4,301	55,440	1,260	6.55%	
6800-0000	**Administration**																	
6805-0000	Accounting/CPA Services		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6810-0000	Bank Charges		25	25	25	25	25	25	25	25	25	25	25	25	298	7	0.04%	includes Bank/ACH fees from Assumptions
6817-0000	Collection Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6818-0000	HOA Dues		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6820-0000	Education		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6822-0000	Legal Services		82	82	82	82	82	82	82	82	82	82	82	82	985	22	0.12%	
6827-0000	Lease Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6830-0000	Meals 100%		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6835-0000	Mileage Reimbursement		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6837-0000	Miscellaneous	$600.00	50	50	50	50	50	50	50	50	50	50	50	50	600	14	0.07%	Refreshments for Meet & Greets & Town Halls, etc.
6840-0000	Office Equipment		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6842-0000	Vending Supplies	$200.00	17	17	17	17	17	17	17	17	17	17	17	17	200	5	0.02%	Cleaning materials, etc. for clubhouse
6845-0000	Office Supplies	$200.00	17	17	17	17	17	17	17	17	17	17	17	17	200	5	0.02%	
6847-0000	Other Professional Fees	$120.00	10	10	10	10	10	10	10	10	10	10	10	10	120	3	0.01%	Employee background checks
6850-0000	Postage		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6852-0000	Renters Insurance Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6854-0000	Security		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6855-0000	Telecommunications	$4,200.00	350	350	350	350	350	350	350	350	350	350	350	350	4,200	95	0.50%	Estimated costs for new lines for Fire Alarm panel & internet $350/mo
6860-0000	Uniforms		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6868-0000	Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6880-0000	Computer Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6885-0000	Online Software Subscriptions	$0.00	426	416	0	0	0	0	0	0	0	0	0	0	842	19	0.10%	BLVD software charges
6890-0000	Internet/Phone/Communications		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6892-0000	EV Charging Membership Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6899-0000	**Total Administration**		976	966	550	550	550	550	550	550	550	550	550	550	7,445	169	0.88%	
6900-0000	**Advertising & Promotions**																	
6902-0000	Model Unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	

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Detailed Budget | Enter Annual Amount if needed, if blank, average will be used | Data from 12-Month Trailing

			2026 Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
6903-0000	Model Unit Furniture		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6905-0000	Advertising	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	Would any advertising be required/needed?
6910-0000	Brochures		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6915-0000	Graphic Design		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6920-0000	Promotions		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6925-0000	Referrals/Retention		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6930-0000	Signs	$300.00	25	25	25	25	25	25	25	25	25	25	25	25	300	7	0.04%	Signage replacements/updates
6935-0000	Other Advertising		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6970-0000	Legal Settlement		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6999-0000	**Total Advertising & Promotions**		25	25	25	25	25	25	25	25	25	25	25	25	300	7	0.04%	
7000-0000	**Taxes/Licenses/Permits/Dues**																	
7005-0000	Business License/Local Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	None? Have at other 2 properties in specific month.
7010-0000	Membership Dues/Subscriptions	$422.40	35	35	35	35	35	35	35	35	35	35	35	35	422	10	0.05%	CAA member fees @ $9.6 per unit
7015-0000	Property Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7020-0000	Property Tax Reimb. - Reassessed Portion		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7099-0000	**Total Taxes/Licenses/Permits/Dues**		35	35	35	35	35	35	35	35	35	35	35	35	422	10	0.05%	
7100-0000	**Insurance**																	
7105-0000	Flood Insurance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7110-0000	General Liability Insurance	$0.00	0	0	27,481	0	0	0	0	0	0	0	0	0	27,481	625	3.25%	Insurance for this fiscal year paid by BLVD in September 2026
7112-0000	Deductible Loss		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7114-0000	DIC/Earthquake Insurance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7115-0000	Insurance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7199-0000	**Total Insurance**		0	0	27,481	0	0	0	0	0	0	0	0	0	27,481	625	3.25%	
7500-0000	**Total Operating Expenses**		27,606	32,049	54,719	27,238	27,238	35,317	30,030	30,030	30,030	30,030	30,030	30,030	384,348	8,735	45.44%	
7600-0000	**Net Operating Income Before Owner's Income/Expense**		39,749	35,307	16,101	40,030	42,202	35,896	41,243	41,746	41,806	42,296	42,356	42,833	461,563	10,490	54.56%	
7700-0000	**Owner's Income**																	
7701-0000	Prior Rent Per Payment Agreement		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7705-0000	Interest Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7750-0000	**Total Owner's Income**		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7760-0000	**Owner's Expense**																	
7765-0000	Accounting/Audit Fees	$1,833.33	0	0	917	0	0	917	0	0	0	0	0	0	1,833	42	0.22%	Figure Provided from District per 5-year Audit Agreement
7768-0000	Miscellaneous Escrow Costs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7770-0000	Due Diligence		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7775-0000	Filing Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7780-0000	Legal		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7782-0000	Oversight Fees - Management		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7784-0000	Owner Approved Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7785-0000	Other Professional Services		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7788-0000	Political Campaign Contributions		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7790-0000	State Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7792-0000	State Taxes Penalty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7795-0000	Suspense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7797-0000	**Total Owner's Expense**		0	0	917	0	0	917	0	0	0	0	0	0	1,833	42	0.22%	
7798-0000	**Total Owner's (Income)/Expense**		0	0	917	0	0	917	0	0	0	0	0	0	1,833	42	0.22%	
7799-0000	**Net Operating Income Before Debt Service**		39,749	35,307	15,184	40,030	42,202	34,980	41,243	41,746	41,806	42,296	42,356	42,833	459,730	10,448	54.35%	
7800-0000	**Debt Service**																	
7805-0000	Mortgage Interest Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7810-0000	Mortgage Principal Reduction		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7812-0000	Mortgage - Principal & Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	

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Detailed Budget

Enter Annual Amount if needed, if blank, average will be used

Data from 12-Month Trailing

			2026						2027									
			Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
7825-0000	Escrow - Property Insurance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7830-0000	Escrow - Property Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7835-0000	Escrow - Current Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7897-0000	**Total Debt Service**		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7899-0000	**Net Operating Income Before Capital**		39,749	35,307	15,184	40,030	42,202	34,980	41,243	41,746	41,806	42,296	42,356	42,833	459,730	10,448	54.35%	
8000-0000	**Other Major Repairs and Replacements**																	*for properties that have audit adjustments, the average will be affect
8005-0000	Air Conditioning/Heating Repl.	$4,700.00	392	392	392	392	392	392	392	392	392	392	392	392	4,700	107	0.56%	Electric wall heater issues; estimated 10 heaters & 20 thermostats wi
8010-0000	Appliances	$22,950.00	1,913	1,913	1,913	1,913	1,913	1,913	1,913	1,913	1,913	1,913	1,913	1,913	22,950	522	2.71%	Estimate Avg. $850/appliance x 27 (10% of 264 appliances total)
8015-0000	Asphalt/Concrete	$2,500.00	208	208	208	208	208	208	208	208	208	208	208	208	2,500	57	0.30%	Recommend modification to storm drain cover(s)
8020-0000	Bathroom Remodeling		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8025-0000	Carpets	$5,108.82	426	426	426	426	426	426	426	426	426	426	426	426	5,109	116	0.60%	Estimate $2,200/carpet replacement in 50% of turns. (Modify if switch
8030-0000	Fencing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8035-0000	Kitchen Remodeling	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8037-0000	Unit Renovation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8040-0000	Landscape Upgrades	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8042-0000	Laundry Room Remodel		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8045-0000	Miscellaneous Capital		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8047-0000	Roof Replacement/Major Repairs	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8050-0000	Other Major Repairs & Maint.	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8055-0000	Paint - Exterior		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8057-0000	Plumbing - Main Line/Repipe Unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8060-0000	Pool/Spa		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8065-0000	Reglazing - Kitchen/Bath Countertops		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8070-0000	Granite Countertops	$20,000.00	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000	455	2.36%	Quartz Countertop installs $5,000/counter per turnover
8072-0000	Seismic - Transfers/Walls		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8075-0000	Tub & Tile Enclosures		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8077-0000	Unit Addition		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8078-0000	Maintenance Building Remodel		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8079-0000	Cabana Remodel	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	Wait to update Clubhouse in next budget cycle
8080-0000	Vinyl & Hardwood Flooring	$20,000.00	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000	455	2.36%	Estimate LVP installs @ $5,000/unit for half of turns
8085-0000	Water Heater Replacement	$12,500.00	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	12,500	284	1.48%	Estimate 1 boiler @ $12,500 + water pressure issues for upstairs unit
8090-0000	Window Coverings		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8092-0000	Building Rehab		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8095-0000	Window/Door Replacement	$2,000.00	167	167	167	167	167	167	167	167	167	167	167	167	2,000	45	0.24%	Door Replacement
8096-0000	EV Charging Station Installation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8097-0000	Remediation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8098-0000	Insurance Proceeds		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8099-0000	**Total Capital Improvements**		7,480	7,480	7,480	7,480	7,480	7,480	7,480	7,480	7,480	7,480	7,480	7,480	89,759	2,040	10.61%	
8100-0000	**Net Operating Income Before Depretiation/Amortization**		32,270	27,827	7,704	32,550	34,722	27,500	33,763	34,266	34,326	34,816	34,876	35,353	369,971	8,408	43.74%	
8200-0000	**Depreciation/Amortization**																	
8205-0000	Depreciation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8210-0000	Amortization		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8299-0000	**Total Depreciation/Amortization**		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
9010-0000	**Net Income/(Loss)**		32,270	27,827	7,704	32,550	34,722	27,500	33,763	34,266	34,326	34,816	34,876	35,353	369,971	8,408	43.74%	
	Cummulative Net Income/(Loss)		32,270	60,096	67,801	100,350	135,073	162,572	196,336	230,601	264,927	299,743	334,618	369,971				

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Rent Schedule

Complete only the highlighted fields

RENT INCREASE % 0.00%

UNITS: 44

		2026 Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan	Feb	Mar	Apr	May	Jun	Total	
			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Market Rent		93,850	93,850	93,850	93,850	93,850	93,850	93,850	93,850	93,850	93,850	93,850	93,850	1,126,200	
Scheduled Rent	(1st Cell Only)	67,515	67,515	67,515	67,515	68,446	68,446	68,446	69,023	69,023	69,587	69,587	70,138	822,756	
Loss-to-Lease		26,335	26,335	26,335	26,335	25,404	25,404	25,404	24,827	24,827	24,263	24,263	23,712	303,444	
# Turnovers		0.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00	0.00	1.00	0.00	4	9.09%
Turnover Rent Increases		599	599	599	599	577	577	577	564	564	551	551	539	575	Average
Turnover Total Income		0	0	0	599	0	0	577	0	564	0	551	0	2,291	
# Rent Increases		0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Rent Raise per Unit		0	0	0	0	0	0	0	0	0	0	0	0	0	Average
Rent Raise Total Increase		0	0	0	0	0	0	0	0	0	0	0	0	0	
Scheduled Rent Increase		0	0	0	599	0	0	577	0	564	0	551	0	2,291	
Next Month's Scheduled Rent		67,515	67,515	67,515	68,114	68,446	68,446	69,023	69,023	69,587	69,587	70,138	70,138	825,047	

; Rents;

PPG Budget Model - Voyager COA 2027 Budget Draft - collridg
Executive Budget Summary

	Actual 2025-26	Budget 2026-27	Budget 2026-27 $/Unit	Budget 2026-27 %TI	Year to Year Change	Notes
Net Rental Income	$739,870	$713,845	$11,897	94.41%	96.48%	
Miscellaneous Income	$22,492	$42,227	$704	5.59%	187.75%	
Total Income	**$762,362**	**$756,072**	**$12,601**	**100.00%**	99.18%	
Personnel Costs	-$12,204	-$24,758	-$413	-3.27%	202.87%	
Repairs & Maintenance	-$72,338	-$79,062	-$1,318	-10.46%	109.29%	
Turnover Costs	-$11,666	-$16,236	-$271	-2.15%	139.17%	
Landscaping & Pool	-$23,790	-$23,067	-$384	-3.05%	96.96%	
Utilities	-$95,819	-$110,900	-$1,848	-14.67%	115.74%	
Management Fees	-$34,200	-$37,958	-$633	-5.02%	110.99%	
Administration	-$4,912	-$6,120	-$102	-0.81%	124.61%	
Advertising and Promotions	-$6	-$1,006	-$17	-0.13%	17960.84%	
Taxes/Licenses/Permits/Dues	-$13,790	-$8,092	-$135	-1.07%	58.68%	
Insurance	-$33,491	-$30,597	-$510	-4.05%	91.36%	
Total Operating Expenses	**-$302,216**	**-$337,796**	**-$5,630**	**-44.68%**	111.77%	
NOI	**$460,146**	**$418,277**	$6,971	55.32%	90.90%	
Mortgage Expense	$0	$0	$0	0.00%		
Owner's Income / Expense	-$1,600	-$1,833	-$31	-0.24%	114.58%	
Major Repair & Capital	-$39,867	-$16,910	-$282	-2.24%	42.42%	
NET INCOME (LOSS)	**$418,679**	**$399,534**	**$6,659**	52.84%	95.43%	
Notes Payable	$0	$0	$0			
Net Income (Loss) After Notes Payable	**$418,679**	**$399,534**	**$6,659**		95.43%	

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Detailed Budget

Enter Annual Amount if needed, if blank, average will be used

Data from 12-Month Trailing

		2026						2027									
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
OPERATING REVENUES																	
Market Rent		66,388	66,388	66,388	66,388	66,388	66,388	66,388	66,388	66,388	66,388	66,388	66,388	796,656	26,555	105.37%	
Excess/(Loss) to Lease		-6,569	-6,569	-6,569	-6,569	-5,449	-5,267	-5,267	-5,267	-5,267	-5,091	-4,921	-4,921	-67,727	-2,258	-8.96%	
Scheduled Rent		59,819	59,819	59,819	59,819	60,939	61,121	61,121	61,121	61,121	61,297	61,467	61,467	728,929	24,298	96.41%	
Vacancy Assumptions		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%			0.00%	
Vacancy		0	0	0	-1,196	-1,219	-1,222	-1,222	-1,222	-1,222	-1,226	-1,229	-1,229	-10,989	-366	-1.45%	
Delinquency		-299	-299	-299	-299	-305	-306	-306	-306	-306	-306	-307	-307	-3,645	-121	-0.48%	
Concessions	$450.00	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-38	-450	-15	-0.06%	$50/turnover for showing units + $75/quarter for misc. items
Write-Offs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Percentage Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
SB91 Rent Debt Relief		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Prepaid Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Net Rental Income		59,482	59,482	59,482	58,286	59,378	59,555	59,555	59,555	59,555	59,727	59,893	59,893	713,845	23,795	94.41%	
Miscellaneous Income																	
Water Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Sewer Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Trash Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Storage Rents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Pet Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
EV Charging Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Application Fees		0	0	0	0	60	0	0	0	60	60	0	0	180	6	0.02%	
Returned Payment Fees	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Late Fees	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Interest Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Lease Break Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Renters Insurance	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Utility Recovery		1,171	1,171	1,171	1,171	1,171	1,171	1,171	1,171	1,171	1,171	1,171	1,171	14,047	468	1.86%	
Laundry Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Guest Room Rental Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Gym Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Carport/Garage Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
CAM Reimb - Estimate		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
CAM Reimb - Recon		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Property Tax & Insurance Reimbursement		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Other Miscellaneous Income	$33,600.00	0	0	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	28,000	933	3.70%	Amenity Rent (showing from 9/26 onward under PPG accounting)
Total Miscellaneous Income		1,171	1,171	3,971	3,971	4,031	3,971	3,971	3,971	4,031	4,031	3,971	3,971	42,227	1,408	5.59%	
Total Operating Income		60,653	60,653	63,453	62,257	63,409	63,526	63,526	63,526	63,586	63,758	63,863	63,863	756,072	25,202	100.00%	
OPERATING EXPENSES																	
Personnel Costs																	
Manager		781	1,016	0	0	0	0	0	0	0	0	0	0	1,797	60	0.24%	
Assistant Manager		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Leasing Agent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Keyholder Concessions		0	0	846	846	846	846	846	846	846	846	846	846	8,463	282	1.12%	Keyholder Fernando Estrada's rent credit - On Notice for 11/7/26
Bonus		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Payroll Taxes		106	208	0	0	0	0	0	0	0	0	0	0	314	10	0.04%	
Maintenance Salary		0	0	0	0	0	1,417	1,417	1,417	1,417	1,417	1,417	1,417	9,918	331	1.31%	Assume hire new FT Maintenance Tech in December (allocated)
Maintenance Payroll Taxes		0	0	0	0	0	192	192	192	192	192	192	192	1,344	45	0.18%	Assume hire new FT Maintenance Tech in December (allocated)
Payroll Processing Fees		30	30	30	30	30	30	30	30	30	30	30	30	357	12	0.05%	
Staff Housing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Staff Utilities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Health Insurance		0	0	0	0	0	196	196	196	196	196	196	196	1,370	46	0.18%	Assume hire new FT Maintenance Tech in December (allocated)

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Detailed Budget

Enter Annual Amount if needed, if blank, average will be used

Data from 12-Month Trailing

		2026						2027									
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
Employer Portion Retirement Plan		31	41	0	0	0	57	57	57	57	57	57	57	469	16	0.06%	Assume hire new FT Maintenance Tech in December (allocated)
Workers Comp. Insurance		28	37	30	30	30	81	81	81	81	81	81	81	726	24	0.10%	Assume hire new FT Maintenance Tech in December (allocated)
Total Personnel Costs		976	1,330	907	907	907	2,819	2,819	2,819	2,819	2,819	2,819	2,819	24,758	825	3.27%	
Repairs & Maintenance																	
Annual Inspections	$492.50	41	41	41	41	41	41	41	41	41	41	41	41	493	16	0.07%	Extra tech for annual inspections
Appliances & Appliance Repairs	$5,262.02	439	439	439	439	439	439	439	439	439	439	439	439	5,262	175	0.70%	Assumed 10% savings from trailing 12 due to maint tech
Bed Bug Treatment		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Blinds/Blind Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Doors, Gates, Locks & Keys	$1,700.00	142	142	142	142	142	142	142	142	142	142	142	142	1,700	57	0.22%	Key cleanup, keyboxes + key machine allocated
Cabinet/Drawer Upgrades		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Electrical Repairs	$582.71	49	49	49	49	49	49	49	49	49	49	49	49	583	19	0.08%	Assumed 10% savings from trailing 12 due to maint tech
Fire Safety		1,874	1,874	1,874	1,874	1,874	1,874	1,874	1,874	1,874	1,874	1,874	1,874	22,486	750	2.97%	Fire safety, plus replacement of 10 CO-Combo detectors @ $70/ea.
Small Vinyl Purchase & Flooring Repairs		4	4	4	4	4	4	4	4	4	4	4	4	52	2	0.01%	
HVAC Repairs		21	21	21	21	21	21	21	21	21	21	21	21	256	9	0.03%	
Janitorial Services		1,629	1,629	1,629	1,629	1,629	1,629	1,629	1,629	1,629	1,629	1,629	1,629	19,547	652	2.59%	Research opportunities for savings, have on site maintenance tech?
Janitorial Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Exterior Maintenance	$400.00	33	33	33	33	33	33	33	33	33	33	33	33	400	13	0.05%	Repairs to ping-pong table amenity
Laundry Room Contract		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Laundry Machine Conversion		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Lighting Supplies/Fixtures/Repairs	$146.39	12	12	12	12	12	12	12	12	12	12	12	12	146	5	0.02%	Assumed 10% savings from trailing 12 due to maint tech
Painting - Touch-up		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Paint & Paint Supplies		14	14	14	14	14	14	14	14	14	14	14	14	166	6	0.02%	
Pest Control		257	257	257	257	257	257	257	257	257	257	257	257	3,088	103	0.41%	
Plumbing Repairs	$1,397.94	116	116	116	116	116	116	116	116	116	116	116	116	1,398	47	0.18%	Assumed 10% savings from trailing 12 due to maint tech
Routine Maintenance Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Elevator Service		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Roof & Gutter Repairs/Maint		231	231	231	231	231	231	231	231	231	231	231	231	2,774	92	0.37%	
Screen Repairs	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	Assumed 10% savings from trailing 12 due to maint tech
Shower Door Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Small Tool Purchases		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Ceiling, Wall, Sheetrock Repairs	$4,365.00	364	364	364	364	364	364	364	364	364	364	364	364	4,365	146	0.58%	Assumed 10% savings from trailing 12 due to maint tech
Water Heater Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Window Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Misc. Repairs & Maintenance	$16,346.13	1,362	1,362	1,362	1,362	1,362	1,362	1,362	1,362	1,362	1,362	1,362	1,362	16,346	545	2.16%	Assumed 10% savings from trailing 12 due to maint tech
Resident Displacement Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Vending Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Parking Lot Maintenance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Hauling & Disposal		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Total Repairs & Maintenance		6,588	6,588	6,588	6,588	6,588	6,588	6,588	6,588	6,588	6,588	6,588	6,588	79,062	2,635	10.46%	
Turnover Costs																	
Cleaning - Apt./Comm.	$1,500.00	125	125	125	125	125	125	125	125	125	125	125	125	1,500	50	0.20%	$500/cleaning x turnovers
Bath/Kitchen Reglazing - Small	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Blinds Cleaning		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Blinds Replacement		80	80	80	80	80	80	80	80	80	80	80	80	959	32	0.13%	
Carpet Cleaning	$900.00	75	75	75	75	75	75	75	75	75	75	75	75	900	30	0.12%	$300/cleaning x turnovers
Credit Check Expense		11	11	11	11	11	11	11	11	11	11	11	11	127	4	0.02%	
Hardwood Floor Refinishing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Painting - Turnover	$9,000.00	750	750	750	750	750	750	750	750	750	750	750	750	9,000	300	1.19%	$3,000/full paint (2 coats) x turnovers
Turnover Maintenance - Supplies	$3,750.00	313	313	313	313	313	313	313	313	313	313	313	313	3,750	125	0.50%	$1,250/unit materials x turnovers
Turnover Maintenance - Labor		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Tenant Turnover Collection		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Vacant Unit Utilities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Interest on Security Deposit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	

PPG Budget Model - Voyager COA 2027 Budget Draft - collridg 2027

Detailed Budget

Enter Annual Amount if needed, if blank, average will be used

Data from 12-Month Trailing

		2026						2027									
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
Total Turnover Costs		1,353	1,353	1,353	1,353	1,353	1,353	1,353	1,353	1,353	1,353	1,353	1,353	16,236	541	2.15%	
Landscaping/Pool Service																	
Contract Landscaping	$22,984.07	1,915	1,915	1,915	1,915	1,915	1,915	1,915	1,915	1,915	1,915	1,915	1,915	22,984	766	3.04%	
Landscape Repairs/Maintenance		7	7	7	7	7	7	7	7	7	7	7	7	83	3	0.01%	
Landscape Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Pool Contract		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Pool Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Pool Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Pool & Patio Furniture		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Tree Service		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	HOA handling streetside trees?
Total Landscaping & Pool		1,922	1,922	1,922	1,922	1,922	1,922	1,922	1,922	1,922	1,922	1,922	1,922	23,067	769	3.05%	
Utilities																	
Gas	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Electricity	$16,216.54	1,351	1,351	1,351	1,351	1,351	1,351	1,351	1,351	1,351	1,351	1,351	1,351	16,217	541	2.14%	
Electricity - Exterior	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Water	$32,172.61	2,681	2,681	2,681	2,681	2,681	2,681	2,681	2,681	2,681	2,681	2,681	2,681	32,173	1,072	4.26%	
Irrigation Water	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Sewer		0	0	0	0	0	21,527	0	0	0	0	0	0	21,527	718	2.85%	Sewer budgeted to be paid in full in December via property tax bill
Garbage	$39,357.52	3,280	3,280	3,280	3,280	3,280	3,280	3,280	3,280	3,280	3,280	3,280	3,280	39,358	1,312	5.21%	Used 9/2-10/31/26 billing rate
Utilties Charged to Resident		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Utility Billing Services		136	136	136	136	136	136	136	136	136	136	136	136	1,627	54	0.22%	
Utility Reimb. & Recovery		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Total Utilities		**7,448**	**7,448**	**7,448**	**7,448**	**7,448**	**28,975**	**7,448**	**7,448**	**7,448**	**7,448**	**7,448**	**7,448**	**110,900**	3,697	14.67%	
Management Fees																	
Data Access Fee	$157.50	0	158	158	158	158	158	158	158	158	158	158	158	1,733	58	0.23%	flat
Leasing Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Management Fee		2,850	5,625	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	36,225	1,208	4.79%	flat
Management Oversight		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Accounting Service Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Construction Management Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Total Management Fees		2,850	5,783	2,933	2,933	2,933	2,933	2,933	2,933	2,933	2,933	2,933	2,933	37,958	1,265	5.02%	
Administration																	
Accounting/CPA Services		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Bank Charges		79	79	79	79	79	79	79	79	79	79	79	79	949	32	0.13%	includes Bank/ACH fees from Assumptions
Collection Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
HOA Dues		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Education		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Legal Services		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Lease Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Meals 100%		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Mileage Reimbursement		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Miscellaneous	$600.00	50	50	50	50	50	50	50	50	50	50	50	50	600	20	0.08%	Refreshments for Meet & Greets & Town Halls, etc.
Office Equipment		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Vending Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Office Supplies	$100.00	8	8	8	8	8	8	8	8	8	8	8	8	100	3	0.01%	
Other Professional Fees	$120.00	10	10	10	10	10	10	10	10	10	10	10	10	120	4	0.02%	Employee background checks
Postage		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Renters Insurance Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Security		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Telecommunications	$3,600.00	300	300	300	300	300	300	300	300	300	300	300	300	3,600	120	0.48%	Estimated costs for new lines for Fire Alarm panel $300/mo.
Uniforms		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	

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Detailed Budget

Enter Annual Amount if needed, if blank, average will be used

Data from 12-Month Trailing

		2026						2027									
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Computer Supplies		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Online Software Subscriptions		352	399	0	0	0	0	0	0	0	0	0	0	751	25	0.10%	BLVD software charges
Internet/Phone/Communications		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
EV Charging Membership Fee		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Total Administration		800	847	447	447	447	447	447	447	447	447	447	447	6,120	204	0.81%	
Advertising & Promotions																	
Model Unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Model Unit Furniture		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Advertising		0	0	0	0	0	0	0	0	0	0	0	0	6	0	0.00%	
Brochures		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Graphic Design		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Promotions		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Referrals/Retention		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Signs	$1,000.00	83	83	83	83	83	83	83	83	83	83	83	83	1,000	33	0.13%	Correct signage issues
Other Advertising		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Legal Settlement		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Total Advertising & Promotions		84	84	84	84	84	84	84	84	84	84	84	84	1,006	34	0.13%	
Taxes/Licenses/Permits/Dues																	
Business License/Local Taxes		0	0	0	0	0	0	0	2,810	0	0	0	0	2,810	94	0.37%	ChargePoint Subscription (February) $2,810
Membership Dues/Subscriptions		0	474	0	474	0	0	933	474	0	474	288	2,166	5,281	176	0.70%	CAA Dues $9.60/Unit in May; Various Charges from Prior Year per BLVD stmts.
Property Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Property Tax Reimb. - Reassessed Portion		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Total Taxes/Licenses/Permits/Dues		0	474	0	474	0	0	933	3,284	0	474	288	2,166	8,092	270	1.07%	
Insurance																	
Flood Insurance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
General Liability Insurance	$0.00	0	0	30,597	0	0	0	0	0	0	0	0	0	30,597	1,020	4.05%	Insurance for this fiscal year paid by BLVD in September 2026
Deductible Loss		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
DIC/Earthquake Insurance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Insurance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Total Insurance		0	0	30,597	0	0	0	0	0	0	0	0	0	30,597	1,020	4.05%	
Total Operating Expenses		22,021	25,828	52,278	22,156	21,682	45,121	24,527	26,878	23,594	24,068	23,882	25,760	337,796	11,260	44.68%	
Net Operating Income Before Owner's Income/Expense		38,632	34,824	11,175	40,101	41,727	18,405	38,999	36,648	39,992	39,690	39,981	38,104	418,277	13,943	55.32%	
Owner's Income																	
Prior Rent Per Payment Agreement		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Interest Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Total Owner's Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Owner's Expense																	
Accounting/Audit Fees	$1,833.33	0	0	917	0	0	917	0	0	0	0	0	0	1,833	61	0.24%	Figure Provided from District per 5-year Audit Agreement
Miscellaneous Escrow Costs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Due Diligence		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Filing Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Legal		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Oversight Fees - Management		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Owner Approved Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Other Professional Services		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Political Campaign Contributions		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	

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Detailed Budget

Enter Annual Amount if needed, if blank, average will be used

Data from 12-Month Trailing

		2026 Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
State Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
State Taxes Penalty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Suspense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Total Owner's Expense		0	0	917	0	0	917	0	0	0	0	0	0	1,833	61	0.24%	
Total Owner's (Income)/Expense		0	0	917	0	0	917	0	0	0	0	0	0	1,833	61	0.24%	
Net Operating Income Before Debt Service		38,632	34,824	10,258	40,101	41,727	17,488	38,999	36,648	39,992	39,690	39,981	38,104	416,444	13,881	55.08%	
Debt Service																	
Mortgage Interest Expense		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Mortgage Principal Reduction		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Mortgage - Principal & Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Escrow - Property Insurance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Escrow - Property Taxes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Escrow - Current Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Total Debt Service		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Net Operating Income Before Capital		38,632	34,824	10,258	40,101	41,727	17,488	38,999	36,648	39,992	39,690	39,981	38,104	416,444	13,881	55.08%	
Other Major Repairs and Replacements																	*for properties that have audit adjustments, the average will be affect
Air Conditioning/Heating Repl.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Appliances	$10,710.00	893	893	893	893	893	893	893	893	893	893	893	893	10,710	357	1.42%	Estimate Avg. $850/appliance x (7% of 180 appliances total)
Asphalt/Concrete		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Bathroom Remodeling		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Carpets	$2,200.00	183	183	183	183	183	183	183	183	183	183	183	183	2,200	73	0.29%	Estimate 1 $2,200/carpet replacement
Fencing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Kitchen Remodeling		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Unit Renovation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Landscape Upgrades	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	$6,258 in prior year
Laundry Room Remodel		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Miscellaneous Capital		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Roof Replacement/Major Repairs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Other Major Repairs & Maint.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Paint - Exterior		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Plumbing - Main Line/Repipe Unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Pool/Spa		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Reglazing - Kitchen/Bath Countertops		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Granite Countertops		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Seismic - Transfers/Walls		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Tub & Tile Enclosures		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Unit Addition		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Maintenance Building Remodel		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Cabana Remodel		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Vinyl & Hardwood Flooring		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Water Heater Replacement	$2,500.00	208	208	208	208	208	208	208	208	208	208	208	208	2,500	83	0.33%	Estimate 1 $2,500 water heater replacement
Window Coverings		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Building Rehab		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Window/Door Replacement	$1,500.00	125	125	125	125	125	125	125	125	125	125	125	125	1,500	50	0.20%	Door Replacement ($494.98 in prior year)
EV Charging Station Installation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Remediation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Insurance Proceeds		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Total Capital Improvements		1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	16,910	564	2.24%	
Net Operating Income Before Depretiation/Amortization		37,223	33,415	8,849	38,692	40,318	16,079	37,589	35,239	38,583	38,281	38,572	36,695	399,534	13,318	52.84%	

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Detailed Budget

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Data from 12-Month Trailing

	2026 Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan	Feb	Mar	Apr	May	Jun	Total	$/Unit	%/TOI	Notes
Depreciation/Amortization																
Depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Amortization	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Total Depreciation/Amortization	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
Net Income/(Loss)	37,223	33,415	8,849	38,692	40,318	16,079	37,589	35,239	38,583	38,281	38,572	36,695	399,534	13,318	52.84%	
Cummulative Net Income/(Loss)	37,223	70,638	79,487	118,179	158,496	174,575	212,165	247,404	285,986	324,267	362,839	399,534				
ADJUSTMENT																
Notes Payable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	from mortgage projection tab. If 7810-0000 is used, this will be 0.
TOTAL ADJUSTMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
CASH FLOW	37,223	33,415	8,849	38,692	40,318	16,079	37,589	35,239	38,583	38,281	38,572	36,695	399,534	13,318	52.84%	

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Rent Schedule

Complete only the highlighted fields

RENT INCREASE % 0.00%

UNITS: 30

		2026 Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan	Feb	Mar	Apr	May	Jun	Total	
			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Market Rent		66,388	66,388	66,388	66,388	66,388	66,388	66,388	66,388	66,388	66,388	66,388	66,388	796,656	
Scheduled Rent	(1st Cell Only)	59,819	59,819	59,819	59,819	60,939	61,121	61,121	61,121	61,121	61,297	61,467	61,467	728,929	
Loss-to-Lease		6,569	6,569	6,569	6,569	5,449	5,267	5,267	5,267	5,267	5,091	4,921	4,921	67,727	
# Turnovers		0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	1.00	1.00	0.00	0.00	3	10.00%
Turnover Rent Increases		219	219	219	219	182	176	176	176	176	170	164	164	188	Average
Turnover Total Income		0	0	0	0	182	0	0	0	176	170	0	0	528	
# Rent Increases		0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Rent Raise per Unit		0	0	0	0	0	0	0	0	0	0	0	0	0	Average
Rent Raise Total Increase		0	0	0	0	0	0	0	0	0	0	0	0	0	
Scheduled Rent Increase		0	0	0	0	182	0	0	0	176	170	0	0	528	
Next Month's Scheduled Rent		59,819	59,819	59,819	59,819	61,121	61,121	61,121	61,121	61,297	61,467	61,467	61,467	729,457	