

TENANT AGREES THAT:

1. **Term/Beginning Date:** The term of this tenancy, for the premises described above, and the beginning and ending dates thereof, are designated tin Section D and E of this Agreement.
2. **Rent/Late Rent Charge:** Tenant shall pay to Landlord the rent due in advance for each rental month, in the amount and on the date designated in Section F of this Agreement. Rent shall be paid by check or money order, payable to _____ and shall be delivered by mail to _____ (name, address, and phone number).

Landlord/agent may demand that monthly rent be paid in case for a period not exceeding three months in accordance with California Civil Code Section 1947.3 where Tenant (a) previously attempted to pay Landlord/agent with a check drawn on insufficient funds or (b) put a stop payment on a check, draft or money order.

[If rent is to be paid by electronic funds transfer] Rent payments shall be made by electronic funds transfer, as follows: _____.

In the event the beginning date of this Agreement is a day other than the first day of the month, the first month's rent may be prorated to the first day of the succeeding month.

Should Tenant fail to pay an installment of rent, or any portion thereof, by the fifth day after it is due, Tenant shall pay to Landlord the amount designated in Section G of this Agreement as a Late Rent Charge. Any Late Rent Charge shall be deemed additional rent for such rental month and Landlord may deduct the charge from Tenant's deposit (Section H of this Agreement). [Check Rent Control ordinance about late charges]

3. **Security Deposit:** Tenant shall deposit with Landlord the Total Deposit in Section H of this Agreement as a Security Deposit to secure Tenant's faithful performance of all of his/her obligations under this Agreement, including the payment of rent, and cleaning and repair of the premises upon surrender. [total security deposit cannot exceed 2x the monthly rent for unfurnished or 3x monthly rent for furnished]