



ADDENDUM TO RESIDENTIAL LEASE AGREEMENT

**THIS IS INTENDED TO BE A LEGALLY BINDING DOCUMENT – READ IT CAREFULLY
FOR USE WITH PROPERTIES LOCATED IN THE SAN FERNANDO VALLEY**

The following terms and conditions are incorporated in, and made a part of, the Residential Lease Agreement dated _____ on the property known as _____ (the “Property”) in which _____ is referred to as Tenant and _____ is referred to as Landlord.

- 1. Landlord in Default Disclosure:** A Landlord for 1-4 unit residential units must give any prospective Tenant a written disclosure if there is a notice of default recorded against the Subject Property before executing a lease agreement. If Landlord fails to comply, Tenant may be able to void the lease or recover damages as a result of this non disclosure.
- 2. Carbon Monoxide Detectors, Smoke Detectors and Water Heater Bracing:** California law requires the installation of carbon monoxide detectors in all dwelling units intended for Human Occupancy unless the dwelling has none of the following: A fossil fuel burning heater or appliance, a fireplace, or an attached garage. Local ordinance may determine the required locations of these detectors. Landlord states that the Property is in compliance with California law regarding this issue. Landlord states that the Property is in compliance with all local ordinances regarding smoke detectors and water heater bracing, anchoring or strapping.
- 3. Right to Inspection Prior to Termination of Tenancy:** Pursuant to California law, the Landlord must give the Tenant written notice of the Tenant's right to request an inspection of the rental prior to the termination of the tenancy. The Landlord must give this notice to Tenant a “reasonable time” after either the Landlord or Tenant has given the other written notice of intent to terminate the tenancy. If the Tenant has a lease, the Landlord must give the Tenant this notice a “reasonable time” before the lease ends. The purpose of this inspection is to allow the Tenant the opportunity to remedy deficiencies in order to avoid certain deductions from Tenant's security deposit. Additional information regarding this issue is contained in Paragraph 29C of the *CAR Residential Lease or Month-to-Month-Rental Agreement* as well as in CAR form NRI, *Notice of Right to Inspection Prior to Termination of Tenancy*.
- 4. Move In/Move Out Inspection:** Landlord and Tenant may choose to use CAR form MIMO, *Move In/Move Out Inspection*, prior to the commencement of the rental to memorialize the condition of the Property at the time possession is provided to Tenant. Paragraph 10 of CAR form *Residential Lease or Month-to-Month Rental Agreement* provides the various options available to Landlord and Tenant to determine the condition of the Property prior to Tenant taking possession. In the event that Landlord and Tenant elect to use the MIMO form, Broker's sole responsibility will be to provide the form to Landlord. Landlord is then responsible for filling out said form and delivering the form to the Tenant and Tenant is responsible for responding directly to Landlord as per said paragraph 10. Both Landlord and tenant are advised to take photographs of the various areas of the property prior to the tenancy to establish a record of the condition of the Property.
- 5. Death on Property:** Landlord is required to disclose a death on the Property that occurred within 3 years of the date of the commencement of the lease. Any information about an occupant's affliction with or the death of an occupant from HIV or AIDS is confidential and private and need not be disclosed.
- 6. Service and/or Support Animals:** Landlord and Tenant are aware that the Landlord has the right to completely ban pets from the premises in the lease unless it is an animal required by a disabled Tenant as a reasonable accommodation of his or her disability or a service animal. It is beyond the scope of the Real Estate Broker's duties to advise Landlords and Tenants with regard to service and/or support animals. Landlord and Tenant are advised to contact their own legal counsel should any questions arise with regard to this matter.
- 7. Airport Noise:** Tenant is aware of the existence and proximity of both the Van Nuys Municipal Airport and Burbank/Glendale/Pasadena Airport (**Bob Hope Airport**) to the Subject Property. Tenant is aware that airport noise exists throughout much of the San Fernando Valley. Tenant has been informed that Van Nuys Municipal Airport has a plan for expansion. For further information regarding this plan Tenant is advised to visit website www.vnymasterplan.org or call the Department of Airports at (855) 463-5252. Tenant is aware that Burbank/Glendale/Pasadena Airport Authority has submitted a Noise Exposure Map for the area surrounding this airport. For more information Tenant is advised to contact the Burbank/Glendale/Pasadena Airport Authority at (818)840-8840 or its website www.burbankairport.com.
- 8. Boeing Rocketdyne Santa Susana Facility:** Landlord and Tenant have been advised that there is a former Rocketdyne testing facility located in the Santa Susana Mountains between Chatsworth and Simi Valley. The U.S. Department of Energy has indicated that there are some radioactive materials and industrial solvents on this site, which are in the process of clean-up. Lawsuits have been filed alleging that the Rocketdyne facility has caused environmental contamination beyond the site. Two recent studies have indicated that residents living within two miles of this facility may have been exposed to toxic chemicals. However, the results of these studies do not conclusively show that contamination from this facility caused cancer or other illnesses in the surrounding community. Landlord and Real Estate Brokers are unable to give any definitive answers regarding potential health hazard that may result from the proximity of the Property to this former testing facility.

Landlord and Tenant acknowledge receipt of this page, which constitutes Page 1 of 2 Pages of this Addendum

Landlord _____

Tenant _____

April 22, 2016

Phone:

Fax:

9. Rent Control: Landlord and Tenant have been informed that Los Angeles City is subject to a rent control ordinance. Currently, all single family residences are exempt from this ordinance. In addition, multi-units, including townhomes and condominiums where the original Certificate of Occupancy was issued after October 1, 1978, are exempt. Landlord's ability to increase rent, evict tenants, and other related matters may be restricted by said ordinance. Landlord may also be required to pay monetary relocation assistance to any tenants who are evicted by Landlord for any reason. This relocation assistance may amount to several thousand dollars based upon the category of tenant involved. Broker(s) strongly recommend Landlord and Tenant contact the City of Los Angeles Housing Department at 1-866-557-RENT (7368) to determine the effect of the local ordinance on subject property. If the Property is located outside the City of Los Angeles, Tenant is advised to check with the appropriate governmental entity to determine the existence of any Rent Control Ordinance.

10. Valley Transit Project: Tenant is informed that Property may be situated in or near one of the areas where the Metropolitan Transit Authority (MTA) has constructed a busway running across the San Fernando Valley. The busway (Metro Orange Line) follows the Burbank and Chandler Boulevard railroads right-of-way from the North Hollywood subway station to Warner Center in Woodland Hills and then northward from Warner Center to the Metrolink Station in Chatsworth running along Canoga Avenue. Further, Tenant is aware that there will be an increased noise factor as a result of the operation of this busway. A map and additional information regarding the Metro Orange Line is available at www.metro.net. Tenant may contact the MTA at (323) 466-3876 for additional information.

11. Landfill Disclosure: Tenant is advised that the Property may be in the vicinity of a landfill site. Tenant agrees to make their own investigation of this fact and its effects, if any, on the value and the Tenant's use and enjoyment of the property. Tenant is specifically advised that the Property is in the vicinity of the ☐Sunshine ☐Lopez ☐Chiquita ☐Other _____ landfill site. Tenant is advised that there is a proposal to extend the Sunshine Canyon Landfill located in the North San Fernando Valley above Granada Hills. For further information regarding this issue Tenant may contact BFI Industries of California at (888)742-5234, or the 12th District City Council office at (213) 473-7012.

12. Sediment Placement Sites (SPS): Tenant is advised that the Property may be in the vicinity of a Sediment Placement Site (SPS). The Los Angeles County Flood Control District has established these sites to place the sediment being removed from debris basins throughout Los Angeles County. These sites are designed for putting soil and rock only, and not for dumping garbage or any other materials. Currently there are approximately 20 active SPSs throughout Los Angeles County with seven located within or near the boundaries of the San Fernando and Santa Clarita Valley. Such SPS sites currently exist in Sylmar (May Canyon), Chatsworth (Brown), Santa Clarita (Wildwood), Toluca Lake (Aqua Vista) and Sunland/Tujunga (Zachau, La Tuna, Blue Gum). A map of these SPS sites may be found at www.srar.com (click on MLS tab on top of homepage and go to Neighborhoods/Areas tab).

13. Wildlife: Tenant has been informed that various types of wildlife appear in residential neighborhoods throughout the San Fernando Valley and surrounding areas. Coyotes, undomesticated cats, snakes, owls and other birds of prey as well as other such wildlife may be injurious to property, pets and small children.

14. High Winds Disclosure: Tenant is aware that certain areas located in the San Fernando Valley (especially in the Northern portion of the San Fernando Valley) and numerous areas located in Santa Clarita Valley experience high winds, especially in winter months.

15. Community Boundaries: Within the City of Los Angeles there are many communities such as Sherman Oaks, Woodland Hills, Valley Village, Valley Glen, etc. The Los Angeles City Council is the governmental entity that approves the actual boundaries of these neighborhoods. The official boundaries of each of these communities are delineated in the official maps approved by the LA City Council. These maps can be found on the LA City Council website or at www.srar.com (click on the MLS tab at the top of the homepage and go to Neighborhood Boundary maps). Landlord and Tenant are advised not to rely on the US Postal Service or LA County Assessor's information to determine the actual boundaries of any particular community as these records are not always accurate. Landlord and Tenant are advised to check the official LA City Council maps to determine the actual boundaries of the various communities.

16. Porter Ranch/Aliso Canyon Disclosure: Tenant is advised of the existence of the Aliso Canyon Oil Field, located within close proximity to the Porter Ranch Area. Further, Tenant is informed that The Termo Company, owner of the existing wells along with several other oil and gas companies, has proposed to drill an additional number of new oil wells at this site. At this time, this proposal is under consideration and no final determination has been made as to whether or when such additional oil wells will be drilled. Landlord and Real Estate Brokers and their Agents do not have the expertise to advise Tenant on any impact said oil wells may have on the Subject Property. Tenant is advised to investigate this matter during Tenant's investigation contingency period. Tenant may visit the proposed project website at <http://www.northalisoproject.com> and should also check with the appropriate county and city departments to obtain information regarding any potential environmental impact of said drilling.

Tenant is advised that there was a major gas leak coming from a Southern California Gas Company storage facility in Aliso Canyon located in close proximity to the Porter Ranch area. The leak, coming from an underground well, released large quantities of methane gas. During the time of the leakage, residents of Porter Ranch complained of health issues including nausea, headaches, and nosebleeds. The gas company indicated that the leak began on or around October 23, 2015 and continued until on or around February 11, 2016. Landlord and Real Estate Brokers and their Agents do not possess the expertise to advise Tenant on the impact of this leak on the Subject Property. Tenant is advised to do his own investigation of this matter. Tenant may contact the Los Angeles County Department of Public Health at 888-700-9995 and the Southern California Gas Company at 800-427-2000 for further information.

Landlord and Tenant acknowledge receipt of this page, which constitutes Page 2 of 2 Pages of this Addendum.

DATE _____ Landlord _____ Tenant _____

DATE _____ Landlord _____ Tenant _____

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April 22, 2016