

4737 DISCLOSURE & HOUSE RULES ADDENDUM

4737 W. 191st St., Torrance, CA 90503 (a.k.a Front house or Main-house)

This Disclosure & House Rules Addendum (“Addendum”) forms part of the residential lease agreement for the house located at the above address. These disclosures are intended to provide transparency, outline expectations, and ensure safe and harmonious occupancy for both the main-house (4737 W. 191st St., Torrance, CA, 90503) and ADU-house residents. This Addendum is intended to supplement and clarify the Lease Agreement and shall be interpreted consistently with it. In the event of a direct conflict between this Addendum and the Lease Agreement, the parties agree that the more specific provision shall control for that issue, to the extent permitted by applicable law.

This Addendum applies only to the Main House (Front House) located at 4737 W. 191st St., and does not grant any rights to the ADU or its occupants except as expressly stated herein

1. PARKING, ACCESS & SHARED AREAS

1.1 Parking

- Main-house Tenant may park one (1) vehicle in the parking pad (in front of the house).
- No driveway or garage access is provided.
- Vehicles must not block main driveway, sidewalk, alley, or neighboring properties.
- Landlord retains access to driveway areas as needed for emergencies, maintenance, or utility access.
- Vehicles must not block the mailbox or interfere with mail delivery.

1.2 Shared Access Area

- The area between the driveway gate and the garage is a shared zone.
- This area must remain clear at all times (no storage of any kind).

1.3 Guest Parking

- Guests may park street-side only unless otherwise approved.

1.4 Occasional Access by Main House Residents

Tenant acknowledges that while the ADU tenant has primary parking rights in the rear side of the driveway, the residents of the front house may, on occasion, require short-term access to the driveway area for loading, unloading, deliveries, moving items, contractor access, or similar reasonable purposes.

Such use will be temporary, will not unreasonably interfere with the ADU / back-house tenant's normal parking use, and landlord will make reasonable efforts to provide advance notice when feasible, except in emergencies.

Tenants acknowledges that ADU house tenant will be required, per agreement, to park in the rear side of the driveway keeping the front of the driveway clear for Main house tenant to use driveway to come in and out of parking pad. Landlord is not responsible for interruptions caused by another

resident's temporary noncompliance; however, landlord will take reasonable steps to enforce driveway and parking rules as a lease obligation.

Landlord reserves the right to re-assign or modify parking designations with 30 days' written notice if necessary to resolve recurring access disputes.

2. NOISE, NEIGHBOR RELATIONS & CONDUCT

- Tenant must keep noise at a reasonable level at all times.
- No loud music, gatherings, or parties.
- Quiet Hours: 10 PM – 8 AM daily.
- Smoking, vaping, or cannabis use is strictly prohibited by Tenant, occupants, or guests anywhere on the entire premises (lot-wide), including the interior of the house, the front yard, the backyard, the driveway, and all shared areas. This property is designated as a 100% smoke-free environment.

3. PETS & ANIMALS

3.1 Pet Policy

- No pets are allowed except for cats, subject to landlord approval.
- Cats must remain indoors at all times.
- Tenant is responsible for all pet-related cleaning, odor control, and any damage caused by their cat(s).

3.2 Service Animals & Emotional Support Animals (ESAs) – Legal Compliance

- Landlord acknowledges that legally recognized Service Animals and Emotional Support Animals (ESAs) are permitted under the Americans with Disabilities Act (ADA), Fair Housing Act (FHA), and California Fair Housing laws, and such animals are not considered pets under this agreement.
- Tenant acknowledges that any Service Animal or ESA must comply with all applicable laws, health requirements, licensing rules, and local ordinances.
- Tenant agrees to provide legally sufficient documentation for an ESA upon request, consistent with California Civil Code and HUD guidelines.
- Tenant acknowledges that misrepresenting a pet as a Service Animal or ESA is illegal under California Civil Code §§54.2–54.3 and may result in legal and financial penalties.

3.3 Animal Behavior, Control, and Nuisance Rules

Tenant agrees that any permitted pet, Service Animal, or ESA:

- Must not create excessive noise, disturbances, or odors
- Must not cause damage to the main-house, ADU, driveway, garage area, fences, landscaping, or any shared spaces
- Must not exhibit aggressive behavior or pose a direct threat to neighbors, visitors, or others on or near the property
- Must not soil, urinate, or defecate in shared areas, pathways, driveways, or near entryways
- Must not attract pests or create unsanitary conditions

- Must not roam freely outside the house and must be on a leash or under direct physical control when outdoors, including in any yard, driveway, or shared outdoor area.
- Tenant must promptly clean and sanitize any waste.

3.4 Violations and Remedies

- Tenant understands that failure to properly control or care for any animal, or allowing an animal to create a nuisance or direct threat, constitutes a lease violation.
- Consistent with HUD and California Fair Housing laws, landlord may require corrective actions, and if issues cannot be reasonably resolved, landlord may require the removal of the animal from the premises.

4. UTILITIES & SERVICES

4.1 Utilities Paid by Landlord

- Trash
- Gardener (comes every other week)
- Water (not sub-metered). Tenant is encouraged to conserve water and agrees to report any suspected water leaks or plumbing issues immediately to prevent waste. If water usage materially exceeds normal household usage for the Premises due to Tenant's acts or negligence (e.g., leaving water running, unauthorized outdoor water use), Tenant agrees to reimburse the excess portion reasonably attributable to Tenant's conduct, supported by documentation.
 - Future Submeter Option: Landlord reserves the right, at Landlord's expense, to install a water submeter or other lawful water-usage measuring device to better allocate or measure water consumption for the Premises and/or ADU. If installed, Landlord will provide advance written notice when feasible and will coordinate installation during reasonable hours in accordance with applicable law. Tenant agrees to provide reasonable access as required for installation, maintenance, and reading of such equipment.
 - Any change to billing or reimbursement methodology, if applicable, will be implemented in compliance with applicable law and with prior written notice.

4.2 Utilities Paid by Tenant

- Electricity (Tenant is responsible; billing method per Lease/utility configuration)
- Gas (Tenant is responsible; billing method per Lease/utility configuration)
- Internet/Wi-Fi

4.3 Trash & Recycling Collection

- Storage: All trash and recycling bins must be stored inside the designated fenced area at all times, except on collection days.
- Staging for Collection: Tenant is responsible for moving the bins from the fenced area to the front curb for collection. Bins should be placed out no earlier than the evening before and no later than 7:00 AM on collection day.
- Proper Placement: Bins must be placed with the wheels facing the house and sufficient space (approx. 3 feet) between bins or other obstacles to allow for automated pickup.
- Post-Collection: Tenant must move all bins back inside the fenced area by the end of the collection day.

- ADU Coordination: Main-house and ADU-house residents are expected to cooperate to ensure all bins are placed out and returned promptly.

5. CONDITION & SAFETY

- Smoke and CO detectors installed and must not be tampered with.
- Tenant must promptly report leaks, electrical issues, or gas odors.

6. PROPERTY USE LIMITATIONS

- No storage outside, or in driveway/shared walkway.
- Landscaping maintained by landlord.
- Package delivery may occur at the main house or gate.

7. VISITORS & SUBLEASING

- Overnight guests are permitted for up to 14 nights per month, with no more than 7 consecutive nights at a time. Longer stays require written landlord approval, which shall not be unreasonably withheld. This rule is intended to prevent unauthorized occupants, ensure safety, and maintain compliance with zoning and occupancy limits.
- Subleasing, Airbnb, or short-term rentals are prohibited.
- Guests may not be used to establish residency or occupancy rights. Any person staying beyond the stated limits may be considered an unauthorized occupant.

8. MAINTENANCE & REPAIRS

- Tenant responsible for cleanliness, reporting issues, replacing light bulbs & batteries.
- Landlord responsible for major systems & structural repairs.
- Tenant responsible for replacing HVAC filters every 90 days (or as needed). Filters will be provided by landlord.
- Sewer/Plumbing: Tenant agrees not to flush wipes, paper towels, grease, or foreign objects down drains, and will be liable for clogs caused by improper use.
- Tenant shall be liable for plumbing repairs only if the clog or damage is determined by a licensed professional to have been caused by Tenant's misuse (e.g., flushing non-flushable items). Landlord remains responsible for clogs caused by tree roots or aging pipes.
- Routine pest control provided by landlord. Tenant responsible for maintaining cleanliness to prevent infestations and will be liable for pest control costs if infestation is caused by tenant negligence (e.g., food storage, trash, cleanliness issues).
- Tenant responsible for lockout service fees if locked out or keys are lost. Replacement keys: \$30 per key

9. ENTRY & NOTICE (California Civil Code §1954)

Landlord may enter the house with at least 24-hour notice for any reason permitted under California Civil Code §1954, including but not limited to:

- Necessary or agreed repairs, maintenance, or improvements
- Inspections required by law

- Showing the unit to prospective tenants, buyers, lenders, or contractors
- To perform services requested by the tenant.

In the event of an emergency—including water leaks, fire, gas leaks, or conditions posing immediate risk to persons or property—landlord may enter the unit without prior notice, as permitted by law.

Notice may be provided in writing, electronically, or by posting as permitted by law.

10. PROHIBITED ACTIVITIES & SAFETY RULES

Tenant agrees to comply with all federal, state, and local laws at all times. The following activities are strictly prohibited on or near the premises, including inside the house, driveway, walkways, yard areas, shared spaces, and any area adjacent to the ADU:

10.1 No Illegal Activity

- No illegal activity of any kind is permitted on the premises.
- Tenant shall not use the premises for any unlawful purpose, including but not limited to the possession, sale, distribution, or manufacture of illegal drugs or controlled substances.

10.2 No Firearms Discharge

- The discharge of firearms, BB guns, pellet guns, airsoft guns, or any similar weapons is strictly prohibited on the premises.

10.3 No Hazardous Materials

- Tenant shall not store, use, or allow hazardous, flammable, or explosive materials on the premises, including but not limited to gasoline containers (other than small approved amounts for household use), propane tanks (unless landlord provides written approval), fireworks, chemicals, or other dangerous substances that may create a safety risk or violate local codes.

10.4 No Tampering With Safety Equipment

- Tenant must not disable, remove, cover, or tamper with smoke detectors, carbon monoxide (CO) detectors, fire extinguishers (if provided), or any other safety devices installed on the premises.
- Tenant agrees to immediately notify Landlord if any safety device is not functioning properly.

10.5 No Fireworks

- Fireworks, firecrackers, sparklers, or any pyrotechnic devices are strictly prohibited on the premises at all times.

Violation of this section constitutes a material breach of the lease and may result in enforcement actions permitted under California law.

11. ADDITIONAL DISCLOSURES

- Main house is located near ADU back house; some normal household noise may be perceptible.
- Exterior security cameras may be present located in plain view, recording exterior/common areas only. Cameras record video only, no audio, and are positioned only toward exterior/common areas.
- City utility or alley maintenance may occur, outside landlord’s control.
- Local wildlife (raccoons, possums) may be present; tenant must keep trash secured.
- Tenant acknowledges that moisture buildup may occur in residential homes, especially during periods of rain, coastal humidity, limited airflow, or normal daily activities (cooking, showering, laundry). Tenant agrees to promptly report any signs of water intrusion or excess moisture immediately to Landlord, including but not limited to: leaks, standing water, damp spots, musty odors, visible condensation, discoloration, or any suspected mold growth. Tenant must not delay reporting such issues. Waiting days or weeks to report moisture, leaks, or suspected mold conditions may cause additional damage and may increase repair costs. Tenant’s failure to promptly report may result in tenant responsibility for damages caused or worsened by delayed notification

ACKNOWLEDGEMENT

Tenant acknowledges receipt of this Addendum and agrees to all rules and disclosures. Any violation of this Addendum is a material breach of the lease and may result in a notice to perform or quit, termination, or other remedies permitted by law. If any provision of this Addendum is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Landlord/Agent Signature: _____ Date: _____