



LEASE LISTING AGREEMENT

EXCLUSIVE AUTHORIZATION TO LEASE OR RENT

(C.A.R. Form LL, Revised 6/26)

Date Prepared: 07/22/2026

1. **EXCLUSIVE RIGHT TO LEASE:** Christian Viveros, Mila Maksimova ("Rental Property Owner" or "RPO") hereby employs and grants Keller Williams Realty Hollywood Hills ("Broker") beginning (date) 07/22/2026 and ending at 11:59 P.M. on (date) 10/22/2026 ("Listing Period") the exclusive and irrevocable right to lease or rent the real property in the City of Calabasas, County of Los Angeles, California, described as 23749B Canyon Dr, Calabasas, CA 91302 ("Premises").

2. LISTING TERMS:

- A. **RENT AMOUNT:** Three Thousand Nine Hundred Fifty Dollars \$ 3,950.00 per month
- B. **SECURITY DEPOSIT** \$3,950.00 (see C.A.R. Form SDDA for more information regarding allowable amounts.)
(NOTE: Prior to any tenancy, RPO is advised to take photographs to document the condition of the Premises.)
- C. **TYPE OF TENANCY:** (Check all that apply): ☐ Month-to-month; ☒ One year; ☐ Exceeds one year; ☐ Other _____
- D. **ITEMS INCLUDED IN LEASE/RENTAL:** All fixtures and fittings attached to the Premises and the following items of personal property: Washer/Dryer, Dish Washer, Refridgerator, Oven/range, Light Fixtures, Shower Fixtures, Shelves (All fixtures/fittings)
- E. **PERSONAL PROPERTY THAT WILL NOT BE MAINTAINED OR REPLACED BY RPO:** The following items of personal property are being left on the Premises as a courtesy by RPO and are not warranted in any way, nor will they be maintained or replaced by RPO: Any personal items brought by tenant is not the responsibility of RPO. Tenant is financially responsible for repairs for any damage caused to the property. Existing items are provided with no warranty; all provided items are in
- F. **ITEMS EXCLUDED FROM LEASE/RENTAL:** ☒ Garage/Carport; ☐ _____
- G. **ADDITIONAL TERMS:** See Text Overflow Addendum (C.A.R. Form TOA) paragraph 2

3. COMPENSATION:

Notice: The amount or rate of real estate commissions is not fixed by law. They are set by each Broker individually and may be negotiable between RPO and Broker.

- A. **ADVISORY:** Real estate commissions include all compensation and fees to Broker and are fully negotiable.
- B. **COMPENSATION TO BROKER:** RPO agrees to pay to Broker, as compensation for services, as specified below. (Does not include compensation, if any, to a broker representing tenant. See **paragraph 3I**):
- (1) **For fixed-term leases:**
- (A) (i) 3.000 percent of the total rent payments due under the term specified in **paragraph 2C**, (term shall be the term in the rental agreement if rental agreement is signed and tenant takes possession or is prevented from doing so by RPO); or (ii) ☐ \$ _____; or (iii) ☐ _____.
- (B) RPO agrees to pay Broker additional compensation of _____, if a fixed term lease is extended or renewed for an additional fixed term. Payment is due upon such extension or renewal.
- (2) **For month-to-month rental:** (i) _____ percent of _____; or (ii) ☐ \$ _____; or (iii) ☐ _____
- (3) **For either a fixed term or month-to-month:**
- (A) **Completed Lease Transaction or RPO Default:** If during the Listing Period, or any extension, Broker, cooperating broker, RPO, or any other person procures a ready, willing, and able Tenant(s) whose offer to lease/rent the Premises on any price and terms is accepted by RPO, provided the Tenant takes possession of the Premises under the terms of the lease or rental or is prevented from doing so by RPO. (Broker is entitled to compensation whether any tenancy resulting from such offer begins during or after the expiration of the Listing Period, or any extension.)
- (B) **Continuation of Right to Compensation for Broker Procured Tenant(s):** If RPO, within _____ calendar days after the end of the Listing Period or any extension thereof, enters into a contract to transfer, lease, or rent the Premises to anyone ("Prospective Transferee") or that person's related entity: (i) who physically entered and was shown the Premises during the Listing Period or any extension thereof by Broker or a cooperating broker; or (ii) for whom Broker or any cooperating broker submitted to RPO a signed, written offer to lease or rent the Premises. RPO, however, shall have no obligation to Broker under this **subparagraph 3B(3)(B)** unless, not later than the end of the Listing Period or any extension or cancellation, Broker has given RPO a written notice of the names of such Prospective Transferees.
- (C) **RPO Interference with Listing:** If, without Broker's prior written consent, the Premises are withdrawn from lease/rental, are leased, rented, or otherwise transferred, or made unmarketable by a voluntary act of RPO during the Listing Period, or any extension.
- C. **TENANT BREACH AND RPO RECOVERY OF DAMAGES:** If commencement of the lease or rental is prevented by a party to the transaction other than RPO, then compensation which otherwise would have been earned under **paragraph 3B** shall be payable only if and when RPO collects damages by suit, arbitration, settlement or otherwise, and then in an amount equal to the lesser of one-half of the damages recovered or the above compensation, after first deducting the expenses of collection, if any.

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