

SUPPLEMENTAL LEASE LISTING APPENDICES

Owner-Requested Terms • Furnished Property Inventory • Playground Equipment

Rental Property Owner (RPO)	Farid Farzaneh
Broker	Re/Max Masters Realty
Premises	7125 Ravenswood Pl, Rancho Cucamonga, CA 91701
Related Listing Agreement	C.A.R. Form LL, dated August 12, 2026

Purpose and Incorporation

These appendices state owner-requested terms and property information to be used by Broker in marketing the Premises and, as applicable, incorporated into the final Residential Lease or Rental Agreement with any approved tenant. No provision is intended to waive any right, remedy, duty, or obligation that cannot lawfully be waived under applicable law.

IMPORTANT COMPLETION NOTE: Schedule B-1 contains intentionally blank photo and description placeholders. RPO will complete the furnished-item photo inventory before tenant possession. Appendix C also contains a manufacturer/model safety-limit placeholder that should be completed after the playground model is confirmed from the equipment label or manufacturer documentation.

APPENDIX A

OWNER-REQUESTED LEASE TERMS

To be incorporated, as applicable, into the final Residential Lease or Rental Agreement

Property: 7125 Ravenswood Pl, Rancho Cucamonga, CA 91701

1. Personal Property and Items Included

The Premises shall include the fixtures, appliances, equipment, furniture, furnishings, electronics, household items, and other personal property specifically identified in Appendix B and its completed photo inventory. Any personal property identified as being provided for Tenant's use but not maintained or replaced by RPO shall be accepted by Tenant in its existing condition, subject to applicable law.

2. Storage Shed

The approximately 15-foot by 8-foot Lifetime-brand plastic storage shed located in the rear yard is excluded from the lease and is reserved solely for RPO's personal use and storage.

Tenant shall have no right to access, use, open, enter, move, alter, dismantle, or remove the storage shed or any contents stored therein. RPO shall retain exclusive possession and control of the storage shed and may access it in a manner consistent with applicable law, including any legally required notice if access requires entry into an area subject to Tenant's possessory rights.

3. Solar Energy System and Tesla Powerwalls

The Premises are equipped with approximately twenty-one (21) Tesla rooftop solar panels, two (2) Tesla Powerwall batteries located in the garage, and related solar inverter, monitoring, and electrical equipment (collectively, the "Solar Energy System").

The Solar Energy System is intended to produce and store electricity for use at the Premises; however, RPO makes no representation or guarantee that it will produce or store sufficient electricity to satisfy Tenant's electrical consumption.

Tenant shall be responsible for all electricity charges attributable to Tenant's occupancy and use of the Premises, including amounts billed by Southern California Edison ("SCE") when electrical consumption exceeds electricity generated or stored by the Solar Energy System, together with other lawful electricity-related charges attributable to Tenant's use. The SCE account shall remain in RPO's name. Tenant shall reimburse RPO for Tenant-responsible SCE charges within the time stated in the Residential Lease or in RPO's written invoice to Tenant.

Tenant shall not disconnect, modify, reset, reconfigure, tamper with, remove, or permit an unauthorized person to service the Solar Energy System or related components. Tenant shall promptly notify RPO of any known malfunction, warning, damage, or loss of connectivity.

4. Internet/Wi-Fi for Solar-System Connectivity

RPO will provide and pay for basic internet/Wi-Fi service at the Premises for the purpose of maintaining required connectivity for the Tesla Solar Energy System and related monitoring equipment.

RPO does not warrant any particular internet speed, uninterrupted availability, coverage, suitability for Tenant's personal or business purposes, or compatibility with Tenant's equipment.

Tenant shall not disconnect, disable, relocate, replace, reconfigure, or interfere with RPO-provided modem, router, gateway, or other equipment necessary for operation or monitoring of the Solar Energy System without RPO's prior written authorization.

5. Trash Service

RPO shall pay the regular residential trash-service charges billed by Burrtec Waste Industries, or its successor service provider, during the tenancy.

Tenant shall be responsible for properly placing trash, recycling, green-waste, and other authorized containers at the designated collection location in accordance with the service provider's requirements and collection schedule, currently anticipated to be Wednesday, and for timely returning all containers to the Premises following collection. Tenant shall comply with applicable waste-separation requirements and shall be responsible for additional charges resulting from Tenant's misuse, excessive waste, prohibited materials, lost or damaged containers, or special collection requests attributable to Tenant.

6. Landscaping and Yard Maintenance

Tenant shall be responsible for routine maintenance and upkeep of the landscaping and exterior yard areas of the Premises, including reasonable weed abatement, removal of leaves and yard debris, routine trimming and care of shrubs and plants, and routine care of fruit trees.

RPO has installed a drip-irrigation system for certain landscaping. Tenant shall use reasonable care in operating and protecting the irrigation system and shall promptly notify RPO of leaks, broken lines, damaged emitters, malfunctioning irrigation equipment, or other conditions requiring repair.

Tenant shall not substantially alter landscaping; remove or materially prune trees; remove shrubs or established plants; modify irrigation equipment; or install permanent landscaping without RPO's prior written consent. Nothing in this provision is intended to transfer to Tenant any repair, habitability, health, safety, or other responsibility that applicable law requires RPO to retain.

7. Animals and Pets

No pets are permitted in or upon the Premises without RPO's prior written consent. This restriction does not apply to a qualified service animal, support animal, or other assistance animal that must be permitted as a reasonable accommodation under applicable federal, state, or local law. Tenant shall comply with any applicable animal-related terms and conditions contained in the Residential Lease or applicable C.A.R. addendum.

8. Occupancy

Only those persons specifically identified and approved as occupants in the Residential Lease may regularly reside at the Premises, except as otherwise required by applicable law. Tenant shall not permit any additional person to establish residency at the Premises without complying with the Residential Lease and obtaining any approval that may lawfully be required by RPO. Nothing in this provision shall be interpreted or applied in a manner that violates federal, state, or local fair-housing laws.

9. Security Alarm System

The Premises are equipped with a burglary/security alarm system currently monitored by Post Alarm Systems, formerly Jadtec Security. RPO shall pay the regular monthly monitoring charge for the existing alarm service during the tenancy.

Tenant's name and appropriate contact information shall be added to the alarm account as an authorized user or contact, subject to the alarm company's requirements. Tenant shall use reasonable care in operating the alarm system and shall not remove, modify, disable, relocate, reprogram, or otherwise interfere with alarm equipment without RPO's prior written consent.

Tenant shall be responsible for false-alarm fees, governmental charges, service charges, or repair costs resulting from Tenant's misuse, negligence, unauthorized modification, or actions of Tenant's occupants, guests, or invitees, to the extent permitted by law. RPO does not guarantee that the alarm system will prevent theft, burglary, personal injury, property loss, or other criminal activity.

10. Utilities

Except for services expressly identified in this Appendix as being paid by RPO, Tenant shall be responsible for utilities serving the Premises, including natural gas, water, and Tenant-responsible electricity charges. Natural gas currently serves appliances and equipment including the stove/oven, water heater, and furnace.

Electricity shall be governed by the Solar Energy System provisions above. To the extent the electric utility account remains in RPO's name, Tenant shall reimburse RPO for electricity charges properly attributable to Tenant's occupancy and use. RPO shall be responsible for the regular trash-service charge and the basic internet/Wi-Fi service described above.

11. Renter's Insurance

Tenant shall obtain and continuously maintain renter's insurance throughout the tenancy, subject to the requirements stated in the Residential Lease. Before taking possession, Tenant shall provide RPO or RPO's designated representative with evidence of current renter's insurance coverage and shall provide updated evidence upon renewal or reasonable request.

The insurance requirement should include personal-property coverage and personal-liability coverage in an amount established in the Residential Lease. RPO may require that RPO be identified as an additional interest or other permissible designation so that RPO may receive notice concerning the status of the policy, subject to the insurer's requirements. Tenant's insurance shall not relieve Tenant of responsibility for damage or liability for which Tenant is otherwise legally responsible.

12. Property Condition Documentation

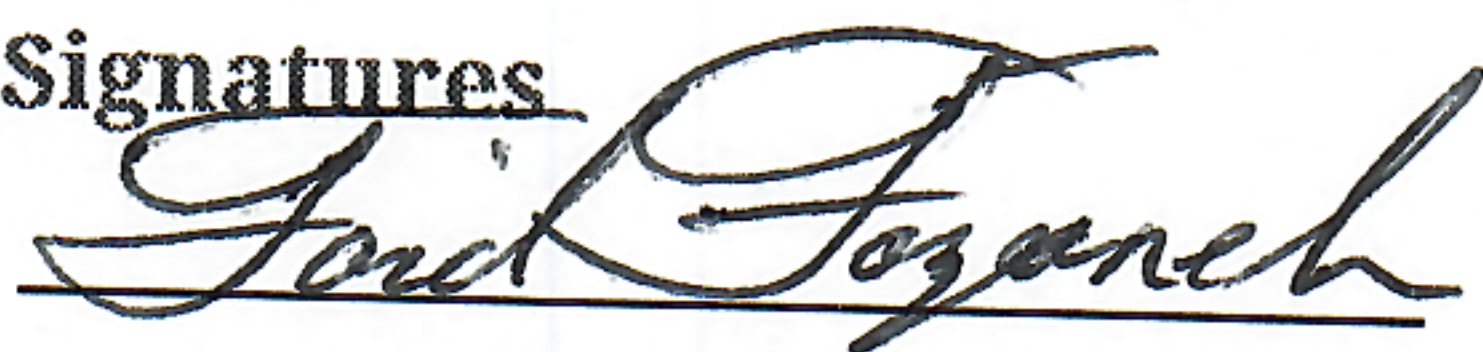
Prior to or at the commencement of the tenancy, RPO and/or RPO's representative shall document the condition of the Premises and furnished personal property through photographs and/or written move-in inspection documentation. Tenant shall cooperate with completion and acknowledgment of the applicable move-in inspection documentation.

13. Compliance With Residential Lease and Applicable Law

These provisions are intended to supplement the Residential Lease or Rental Agreement. If any provision of this Appendix conflicts with a mandatory requirement of applicable law or the final Residential Lease, the applicable law and then the final Residential Lease shall control to the extent of the conflict, and the remaining provisions shall continue in effect to the extent enforceable.

Acknowledgment / Signatures

RPO: Farid Farzaneh



Date:

9/8/2026

Tenant:

Date: