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BERKSHIRE HATHAWAY
HomeServices
California Properties

LANDLORD ADVISORY
TO THE RESIDENTIAL LEASE LISTING AGREEMENT

In accordance with the terms and conditions of the California Residential Lease Listing Agreement (Exclusive Authorization to Lease or Rent) (C.A.R. form LL), dated: ***October 18, 2026*** on property known as: ***4832 Whitsett Ave #202, Studio City, CA 91607*** (Property) between ***Brett Alexander, Joan Alexander, Barry Alexander*** (Landlord) And ***Berkshire Hathaway Home Services*** (Broker), Landlord acknowledges the following: In light of the fact suitability of the prospective Tenant is often subjective, the **Landlord must independently ascertain the qualifications of each prospective tenant personally and independent from the Broker/Agent.** Broker/Agent hereby recommends Landlord fully investigate the following items pertaining to prospective Tenants.

1. [X] **Credit Report:** _____
2. [X] **References:** _____
3. [X] **Verify the accuracy of information provided in Application:** _____
4. [X] **Other:** ***Any other investigation which Landlord deems appropriate***

Landlord must also recognize that under California law, it is unlawful for a landlord, or agent to discriminate and deny any person the right to lease a property or to harass a person based on a person's race, color, religion, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability. California law also prohibits discrimination based on the perception of any of the above.

Agent/Broker do not serve as property managers for subject property and Landlord. As such, Landlord is advised that following Tenant's occupancy, Agent/Broker: (1) do not have authority to collect monthly rents following initial deposit and rent paid in advance by tenant; (2) do not have authority to give tenant notices regarding breach of the Lease or provide legal advice to Landlord regarding the same; and (3) do not have authority to oversee property management maintenance issues that may arise during the lease term.

Agent/Broker advises Landlord to conduct move in inspection and to complete a move in inspection disclosure prior to Tenant's occupancy AND upon termination of lease term or upon Tenant vacating the property.

I acknowledge receipt of this Advisory and will not rely upon my agent/broker's investigation of prospective tenants for the above referenced property.

Landlord DocuSigned by: Brett Alexander 29D326EFF4524B6... Signed by: 2A6C4EF8307D45A... 10/19/2026 Date _____
Brett Alexander, Joan Alexander

Landlord Signed by: Barry Alexander FCA5661B8749... 10/19/2026 Date _____
Barry Alexander