CV Homes
6770 N. West Ave, Suite 101 Fresno, CA 93711
(559) 579-1280

1. LEASE AGREEMENT 1.1-1.9

1.1 LEASE AGREEMENT

THIS AGREEMENT is made and entered into this 09/01/2025 between CV HOMES, LP "Owner/Agent" and entity Central Valley Capital IV, LP, whose address and phone number are 6770 N. West Ave, Suite 101 Fresno, CA 93711 (559) 579-1280 and Saeng Xayachit "Resident".

THE PARTIES AGREE AS FOLLOWS:

1.2 RENTAL UNIT

Subject to the terms and conditions of this Agreement, Owner rents to Resident and Resident rents from Owner, for residential use only, the premises located at: 2255 E Thomas Ave, Fresno, CA 93701 unit # (if applicable) _____

1.3 RENT

Rent is due in advance on the 1st day of each and every month, at $576.00 per month, beginning on 09/01/2025 please make payable to Owner/Agent at 6770 N. West Ave, Suite 101 Fresno, CA 93711 (address where payments should be delivered).

Payments made in person may be delivered to Owner/Agent between the hours of 8:30 am and 5 pm on the following days of the week: Monday, Tuesday, Wednesday, Thursday, Friday

Acceptable methods of payment: Personal Check, Cashier's Check, Money Order, EFT/ Credit (see Owner/Agent for details)

If rent is paid after the 5th of the month, there will be a late charge of $45 assessed. The parties agree that this late fee is presumed to be the amount of damage sustained by late payment of rent. It would be impracticable or extremely difficult to fix the actual damage. This sum represents a reasonable endeavor by the Owner/Agent to estimate fair average compensation for any loss that may be sustained as a result of late payment of rent. Pursuant to California law, if Resident passes a check on insufficient funds, Resident will be liable to Owner/Agent for the amount of the check and a service charge of $25.00 , not to exceed $25 for the first check passed on insufficient funds, and $35 for each subsequent check passed on insufficient funds. The Owner/Agent may refuse a personal check as the form of rent payment to cure a Three-Day Notice to Pay Rent or Quit.

Owner may apply any payment made by Tenant to any obligation of Tenant to Owner notwithstanding any dates or other direction from Tenant that accompanies any such payment. Any attempt by Tenant to allocate a payment in any other way shall be null and void, including the use or application of a restrictive endorsement on the face of any check.

Payments In the event of roommates, or another form of multiple occupancy, Resident understands and agrees that rent shall be paid with a single payment and that it is up to Resident to collect individual checks or other payments in order to submit a single rent payment. If payment by mail is allowed, Resident bears the risk of loss or delay of any payment made by mail and Landlord must receive mailed rent payments on or before the due date, except as otherwise provided by law. In the absence of a signed acknowledgement that complies with Civil Code 1947.3, Landlord will accept rent payments only from the Resident. Landlord may require a separate signed acknowledgement for each rent payment made by a third party. Rent tendered by a Non-Resident shall be deemed rent tendered on behalf of Resident only and not on behalf of the Non-Resident. Should the Landlord elect to accept a payment that does not comply with this paragraph, this shall not be construed as a waiver of this provision. If Resident pays online or by direct deposit, such payment shall be deemed to come from Resident regardless of the source of the payment. Payment online or by direct deposit may be rejected or returned by Landlord during the pendency of any legal action, or in anticipation of legal action. Failure or refusal by Resident to cash Landlord’s rent refund check shall not defeat Landlord’s rejection of the rent being refunded.

Change to Payment Method. The Landlord may refuse certain payment methods listed in subparagraph (b) above, as the form of payment to cure a Notice to Pay Rent or Quit, Notice to Perform Conditions and/or Covenants or Quit, a check passed on insufficient funds or dishonored for any other reason, or a stopped payment and may refuse certain methods for future rent payments thereafter. Notwithstanding the provisions above, the Landlord may demand or require cash as the exclusive form of payment of rent or security deposit if the Resident has previously attempted to pay the Landlord with a check drawn on insufficient funds or the Resident has stopped payment on a check, draft, or money order. If the Landlord chooses to demand or require cash payment under these circumstances, the Landlord shall give the Resident a written notice stating that the payment instrument was dishonored and informing the Resident that the Resident shall pay in cash for a period determined by Landlord, not to exceed three months, and attach a copy of the dishonored instrument to the notice.

1.4 SECURITY DEPOSIT

Resident shall deposit with Owner/Agent, as a security deposit, the sum of _____ prior to taking possession of the unit.

Resident shall not use the security deposit to pay any month's rent. Under Civil Code 1950.5, the Landlord may withhold from the security deposit only such amounts as are reasonably necessary to remedy Resident defaults including, but not limited to, any of the following:
(a) The compensation of a landlord for a resident's default in the payment of rent.
(b) The "repair of damages to the premises, exclusive of ordinary wear and tear", caused by the resident or by a guest or licensee of the resident.
(c) The "cleaning of the premises upon termination of the tenancy necessary to return the unit to the same level of cleanliness" it was in at the inception of the tenancy.
(d) To remedy future defaults by the resident in any obligation under the rental agreement to restore, replace, or return personal property or appurtenances, exclusive of ordinary wear and tear.

Except where a longer time is allowed by law, within 21 calendar days after Resident has vacated the rental unit Landlord shall furnish Resident a copy of an itemized statement indicating the basis for, and the amount of, any security deposit received and the disposition of the security deposit and shall return any remaining portion of the security deposit to the Resident.
The Landlord may return any remaining portion of the deposit to a specific individual or individuals as a provided in an agreement modifying the disposition above that is signed by all the Residents listed above and entered into at any time during or after the end of the tenancy.

After either the Landlord or the Resident provides notice to terminate the tenancy, the Landlord and Resident may mutually agree to have the Landlord deposit any remaining portion of the security deposit electronically to a bank account or other financial institution designated by the Resident.

1.5 TERM

The term of this Agreement is for 12 months **months**, beginning on 09/01/2025 and ending on 08/31/2026 at which time this Lease shall terminate without further notice. Any holding over by the Resident after termination shall entitle the Landlord to initiate legal proceedings to recover possession of the rental unit. Resident shall be liable to Landlord for daily rental damages equal to the current fair rental value of the rental unit, divided by 30, in addition to any other damages allowed by law. A "month-to-month" tenancy subject to the terms and conditions of this agreement shall be created only if Landlord accepts rent from Resident thereafter, and if so accepted, tenancy may be terminated by Resident after service upon the Landlord of a written 30-day notice of termination. Except as prohibited by law, that month-to-month tenancy may be terminated by the Landlord by service upon the Resident of a written 60-day notice of termination. However, Civil Code Section 1946.1 provides that "if any tenant or resident has resided in the dwelling for less than one year", the Landlord may terminate the tenancy by service upon the Resident of a written 30-day notice.

For Rental Units subject to AB 1482 just cause, Civil Code 1946.2(a) provides that "after a tenant has continuously and lawfully occupied a residential real property for 12 months, the owner of the residential real property shall not terminate the tenancy without just cause, which shall be stated in the written notice to terminate tenancy. If any additional adult tenants are added to the lease before an existing tenant has continuously and lawfully occupied the residential real property for 24 months, then this subdivision shall only apply if either of the following are satisfied: (1) all of the tenants have continuously and lawfully occupied the residential real property for 12 months or more; or (2) one or more tenants have continuously and lawfully occupied the residential real property for 24 months or more."

1.6 UTILITIES

Resident shall pay for all utilities, services and charges, if any, made payable by or predicated upon occupancy of Resident, except: . Resident shall have the following utilities connected at all times during the tenancy: water, trash, sewer, gas, and electric.

Disconnection of utilities due to non-payment is a material violation of this Agreement.

Resident shall not use common area utilities (such as water or electricity) for the Resident's personal use, without prior written permission from the Owner/Agent.

Resident shall promptly contact the local gas and electric utilities to establish an account in Resident's name for the provision of gas and electric service to Resident's unit. Resident shall ensure that the start date for each such account is the Resident's move-in date. If Resident fails to comply with the conditions of this paragraph and Owner is subsequently charged with utility charges attributable to Resident's occupancy of the unit, then Resident shall be issued (and shall pay) a bill for such services by Owner or the billing provider, which shall include a service charge in the amount of $50. Such service charge is used to compensate Owner for Resident's failure to become the customer of record for such accounts, including, but not limited to charges assessed by the third-party billing provider to Owner for processing of the bill for the delinquent time period, opportunity cost of the money not paid and other administrative costs. Resident and Owner agree that the charge described above is a reasonable estimate of the costs incurred.

If utilities are required to be in the owner's name utilities will be defined as additional rent and will be billed to tenant in addition to the base rent either monthly, bi-monthly or quarterly, in accordance with the utility account billing cycle. If the unit has its own meter, actual usage will be billed to tenant. If the property does not have separate utility meter or meters for each unit, the utility charges will be divided among the units on a pro-
rated basis by dividing the square footage of each unit into the total square footage of all units attached to said meter. Resident will be charged for water, sewer, and trash charges. The utility bills will remain in the Owner/Agent's name and we will bill Resident directly for such charges. All utility related charges billed to the property by the provider will be billed to Resident including, but not limited to utility

taxes, stormwater, surcharges, and all miscellaneous charges. Resident agrees to pay a $30.00 move-out fee and a monthly service fee of $8.39 in addition to the utility charges. This monthly service fee is for administration, billing, overhead and similar expenses and charges incurred by us for providing billing services. Resident agrees that Owner/Agent may estimate any and all utility charges above upon your move-out (or at any other time) and such amounts shall be deemed final.

1.7 OCCUPANTS

Premises shall be occupied only by the following named person(s):

Saeng Xayachit

1.8 PROHIBITIONS

Without Owner/Agent's prior written permission as an addendum to this Agreement, no pets, waterbeds, charcoal burners or other open-flame cooking devices, or liquefied petroleum gas fueled cooking devices ("grills") or _____ shall be kept or allowed in or about the premises.

By initialing below, you acknowledge and agree to the terms in Section 1.

1.9 GUEST

Except as otherwise provided by prior written agreement, any person who is not listed as an Occupant on this

Agreement is a Guest. A Guest may not stay in the rental unit for more than 30 consecutive days, or a total of

45 days in a 12-month period. At the discretion of Landlord, Guest(s) who overstay this limit may be required to go through the application process, and if approved, may be required to sign a Rental/Lease Agreement. A guest who has not signed a Rental/Lease Agreement is not a "tenant who has lawfully occupied the premises" for the purpose of Civil Code 1946.2 and is not a "tenant" for the purpose of Civil Code Section 1947.12. Resident is responsible for any violation of this Rental/Lease Agreement by Resident's Guests.

By initialing below, you acknowledge and agree to the terms in Section 1.

X SX

Initial Here

LEASE AGREEMENT 2.1-2.16

2.1 QUIET ENJOYMENT

Resident and Resident's guest(s) shall not violate any criminal or civil law, ordinance or statute in the use and occupancy of the premises, commit waste or nuisance, annoy, molest or interfere with any other person on the premises or neighboring property. Any such action may result in the immediate termination of this Agreement as provided herein and by law. Resident shall refrain from creating, or allowing to be created, any noise that is disturbing to other residents. Resident is also responsible for compliance with any local noise ordinances.

2.2 FINES AND PENALTIES

Resident is responsible for any fines or other costs occasioned by violations of the law by Resident or Resident's guests on the premises or property while Resident is in possession. If any such fines or costs are levied against Owner/Agent, Resident agrees to pay such fines or costs attributed to Resident's tenancy or the conduct of Resident, Resident's guests, or others at the premises, upon receipt of an invoice from Owner/Agent. The obligation to pay fines and costs assessed against Owner/Agent may be in addition to any assessed directly against Resident.

2.3 REPAIRS AND ALTERATIONS

Resident shall make a written request to Owner/Agent regarding any repairs, decorations or alterations contemplated. Except as provided by law, no repairs, decorating or alterations shall be done by Resident without Owner/Agent's prior written consent. This includes, but is not limited to, painting, wallpapering, and changing locks. Resident may not make any alterations to cable or telephone inside wiring (such as may occur when changing telecommunications providers or adding phone lines) without prior written consent of the Owner/Agent. The consent request regarding proposed alterations to inside wiring shall include the name, address, and telephone number of any new telecommunications providers. Resident shall hold Owner/Agent harmless and indemnify Owner/Agent as to any mechanic's lien recordation or proceeding caused by Resident. Resident agrees to pay all costs resulting from the alteration and agrees to pay to the Owner/Agent any costs associated with restoring the inside wiring to the condition at the time of move-in, except for reasonable wear and tear.

2.4 ACCEPTANCE OF PREMISES

Resident has inspected the premises, furnishings, and equipment, and has found them to be satisfactory. All plumbing, heating and electrical systems are operative and deemed satisfactory.

2.5 CARE, CLEANING AND MAINTENANCE

Except as prohibited by law, Resident agrees:
(a) to keep the premises as clean and sanitary as their condition permits and to dispose of all rubbish, garbage and other waste, in a clean and sanitary manner, unless Landlord has expressly agreed otherwise in writing in an addendum to this Agreement. Resident shall ensure that large boxes are broken apart before being placed in trash containers. Resident shall be responsible, at Resident's expense, for hauling to the dump those items too large to fit in the trash containers. Resident shall not dispose of any flammable liquids, rags or other items soaked with flammable liquids or any other hazardous material in trash containers or bins;
(b) to properly use and operate all electrical, gas and plumbing fixtures and keep them as clean and sanitary as their condition permits;
(c) to keep the rental unit and furniture, furnishings and appliances, and fixtures, which are rented for Resident's exclusive use, in good order and condition;
(d) that all rooms, appliances and fixtures in the rental unit must be able to be used for their intended purpose(s);
(e) not to willfully or wantonly destroy, deface, damage, impair or remove any part of the premises, the facilities, equipment, or appurtenances thereto or to permit any person on the premises, to do any such thing;
(f) to occupy the rental unit as a residence, utilizing portions thereof for living, sleeping, cooking or dining purposes only which were respectively designed or intended to be used for such purposes;
(g) to promptly advise Landlord of any items requiring repair, such as locks or light switches, smoke detectors, appliances, heating and air conditioning (if provided) systems. Resident shall notify the Landlord of any leaks, drips, water fixtures that do not shut off properly, including, but not limited to, a toilet, or other problems with the water system, including, but not limited to, problems with water-saving devices. Resident shall make repair requests as soon after the defect is noted as is practical;
(h) to keep doors and windows and access to them unobstructed and to not block them with personal items or otherwise, and to maintain clear pathways into and through each room in the rental unit.
(i) to maintain the rental unit in a manner that allows necessary access through each room and to all doors and windows, does not inhibit necessary airflow, does not act as a potential haven for pests and mold growth, does not create a fire hazard, and allows rooms to be used for their intended purposes.
(j) to leave the premises in the same condition as it was received, subject to normal wear and tear, as its condition permits;
(k) to return the premises, upon move-out to the same level of cleanliness it was in at the inception of the tenancy;
(l) to pay Landlord for costs to repair, replace or rebuild any portion of the premises damaged by the Resident, Resident's guests or invitees;.

2.6 LANDSCAPING

LANDSCAPING: Resident shall promptly advise Landlord of any problems with the landscaping, including, but not limited to, dead grass, plants or tree limbs, insect infestations, discolored or yellowing foliage and insufficient irrigation or leaks. Resident may not delegate the responsibilities of this paragraph to any person, including a contractor or other landscaping professional. Resident may not alter the landscaping or engage in "personal agriculture" without Landlord's prior written permission. If Resident is responsible for maintaining landscaping, including sufficient watering, Resident shall perform this obligation in a manner consistent with state and local water use restrictions.

❒ Resident is not responsible for the upkeep of the yard and maintenance of the landscaping. (If no box is checked, this provision applies.)

■ Resident is responsible for the upkeep of the yard and maintenance of the landscaping, including watering, mowing, weeding and clipping.

■ Landscaping responsibilities are addressed in the attached Addendum. Please see attached Maintenance addendum

2.7 SMOKE DETECTION DEVICE

The premises are equipped with a functioning smoke detection device(s), and Resident shall be responsible for testing the device weekly and immediately reporting any problems, maintenance or need for repairs to Owner/Agent. If battery operated, Resident is responsible for changing the detector's battery as necessary. Resident may not disable, disconnect, or remove the detector. Owner/Agent shall have a right to enter the premises to check and maintain the smoke detection device as provided by law.

By initialing below, you acknowledge and agree to the terms in Section 2.

2.8 SMOKING POLICY

Smoking of any substance, including marijuana, is prohibited everywhere on the premises, including in rental units and interior and exterior common areas, unless Landlord has adopted a different policy that is attached as an addendum to this Agreement. Smoking includes the use of e-cigarettes or vaping. The term "smoke" includes vapor from e-cigarettes or other vaping devices. (Check a box if an addendum is attached).

❒ This property's policy with respect to allowing smoking is in the attached addendum.

❒ This property is subject to a local non-smoking ordinance, which requires the attached addendum.

Resident shall inform his or her guest(s) of this Smoking Prohibition. Resident shall promptly notify Landlord in writing of any incident where smoke is migrating into Resident's rental unit from sources outside of Resident's rental unit. Resident acknowledges that Landlord's adoption of this policy, does not make the Landlord the guarantor of the Resident's health or of the smoke-free condition of the areas listed above. However, Landlord shall take reasonable steps to enforce this provision. Landlord shall not be required to take steps in response to smoking unless Landlord has actual knowledge or has been provided written notice. Landlord and Resident agree that the other residents of the premises are the third-party beneficiaries of this provision. A resident may sue another resident to enforce this provision but does not have the right to evict another resident. Any lawsuit between residents regarding this provision shall not create a presumption that the Landlord has breached this Agreement. A breach of this provision by the Resident shall be deemed a material breach of this Agreement and grounds for immediate termination of this Agreement by the Landlord.

2.9 SPARE THE AIR ALERTS

Many Air Districts have enacted "Spare the Air" programs, which prohibit certain activities, which may include burning wood, pellets, or manufactured fire logs when a "Spare the Air" Alert is issued. A map of California Air Districts, with links to local information is available at: http://www.arb.ca.gov/capcoa/dismap.htm. Resident agrees that Landlord may provide Resident's name and address to the regional Air District for the purpose of notifications and enforcement of the Spare the Air program. Nothing herein is deemed to be authorization of or consent by Landlord to burn anything that is not authorized by this Agreement. Resident shall

(a) obtain information about the restrictions specific to the District in which the premises are located.
(b) ensure that Resident is aware of "Spare the Air" days
(c) comply with all "Spare the Air" restrictions.
(d) be responsible for any "Spare the Air" fines or other costs occasioned by "Spare the Air" violations on the premises while the Resident is in possession whether levied against Landlord or the Resident.

2.10 POLITICAL SIGNS

California law allows residents to post "political signs", subject to certain limitations. A "political sign" is one that relates to any of the following:
(a) An election or legislative vote, including an election of a candidate to public office.
(b) The initiative, referendum, or recall process.
(c) Issues that are before a public commission, public board, or elected local body for a vote.
(d) Resident may only post, display or install political signs in the window or door of the rental unit rented by Resident in a multi-family dwelling or in the case of a single-family home, from the yard, window, door, balcony, or outside wall of the premises rented by the Resident.
(e) Resident is prohibited from posting or displaying political signs that (1) are more than six square feet in size; (2) violate a local, state, or federal law; or (3) would violate a lawful provision in a common interest development governing document that satisfies the criteria of California Civil Code Section 1353.6.
(f) Resident shall post and remove political signs in compliance with the time limits set by the ordinance for the jurisdiction where the premises are located. Resident shall be solely responsible for any violation of a local ordinance. If no local ordinance exists or if the local ordinance does not include a time limit for posting and removing political signs on private property, political signs may be posted 90 days prior to the date of the election or vote to which the sign relates and must be removed 15 days following the date of the election or vote.

2.11 SATELLITE DISHES

Resident agrees to comply with all of the following restrictions with respect to any satellite dish installed at the premises:
(a) Size: A satellite dish may not exceed 39 inches (1 meter) in diameter. An antenna or dish may receive but not transmit signals.

(b) Location: A satellite dish or antenna may only be located inside Resident's rental unit, including in an outside area of the rental unit such as Resident's balcony, patio, yard, etc., of which Resident has exclusive use under this Agreement. Installation is not permitted on any parking area, roof, exterior wall, window, fence or common area, or in an area that other Residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is rented to Resident for Resident's exclusive use. Permitted locations may not provide optimum signal. Landlord is not required to provide alternate locations if allowable locations are not suitable;
(c) Safety and Non-Interference: Satellite dish/antenna installation: (1) must comply with reasonable safety standards; (2) may not interfere with Landlord's cable, telephone or electrical systems or those of neighboring properties. It may not be connected to Landlord's telecommunication systems and may not be connected to Landlord's electrical system except by plugging into a 110-volt duplex receptacle;
(d) Outside Installation: If a satellite dish or antenna is placed in a permitted outside area of the rental unit, it must be safely secured by one of three methods: (1) securely attaching to a portable, heavy object; (2) clamping it to a part of the building's exterior that lies within Resident's rental unit (such as a balcony or patio railing) or (3) any other method approved by Landlord. No other methods are allowed. Landlord may require that Resident block a satellite dish or antenna with plants, etc., so long as it does not impair Resident's reception.
(e) Signal Transmission from Outside Installation: If a satellite dish or antenna is installed in a permitted outside area of the rental unit, signals may be transmitted to the interior of Resident's rental unit only by: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); or (3) any other method approved by Landlord;
(f) Installation and Workmanship: For safety purposes, Resident must obtain Landlord's approval of (1) the strength and type of materials to be used for installation and (2) the person or company who will perform the installation. Installation must be done by a qualified person or a company that has workers' compensation insurance and adequate public liability insurance. Landlord's approval will not be unreasonably withheld. Resident must obtain any permits required by local ordinances for the installation and must comply with any applicable local ordinances and state laws. Resident may not damage or alter the premises and may not drill holes through outside walls, door jams, window sills, etc., to install a satellite dish, antenna, and related equipment;
(g) Maintenance: Resident will have the sole responsibility for maintaining a satellite dish or antenna and all related equipment. Landlord may temporarily remove any satellite dish or antenna if necessary, to make repairs to the premises;
(h) Removal and Damages: Any satellite dish, antenna, and all related equipment must be removed by the Resident when Resident moves out of the rental unit. Resident must pay for any damages and for the cost of repairs or repainting that may be reasonably necessary to restore the premises to its condition prior to the installation of a satellite dish or antenna and related equipment;
(i) When Resident may begin Installation: Resident may start installation of a satellite dish or antenna only after Resident has: provided Landlord with written evidence of the liability insurance required by this Agreement, if applicable and received Landlord's written approval of the installation materials and the person or company who will do the installation.

2.12 WATER CONSERVATION

The State Water Resources Control Board prohibits all Californians from: washing down driveways and sidewalks; watering of outdoor landscapes that cause excess runoff; using a hose to wash a motor vehicle, unless the hose is fitted with a shut-off nozzle; and using potable water in a fountain or decorative water feature, unless the water is recirculated. Many local water boards also have restrictions. Local information is available at: https://www.acwa.com/drought-response/. Landlord may provide Resident's name and address to the local water agency for the purpose of notifications and enforcement of water use restrictions. Nothing herein is deemed to be authorization of or consent by Landlord to water usage not otherwise authorized by this Agreement. Resident shall ensure that he/she is aware of and complies with local and state water use water use restrictions and promptly pay any fines or other costs occasioned by water usage violations attributed to Resident's tenancy or the conduct of Resident, Resident's guests, or others at the premises, including any fines or costs levied against the Landlord.

2.13 ENTRY AND COOPERATION

California law allows Landlord or their employee(s) to enter the rental unit for certain purposes, generally during normal business hours. The Landlord will provide written notice to the Resident prior to the entry of the rental unit whenever required by state law.

The Resident's refusal to allow the landlord to enter the rental unit as allowed by law is a material breach of this Agreement and California law and is cause for termination as provided herein and by law.

If the premises is required by any government agency, lender or insurer to undergo repairs or alterations, or in case of other necessary or agreed repairs, Resident agrees to cooperate fully with Landlord so that all such repairs or alterations are made in as expeditious and efficient a manner as possible.

2.14 MOLD PREVENTION

Resident agrees to:
(a) Keep the rental unit maintained and ventilated so that moisture does not accumulate. If moisture is allowed to accumulate in the unit, it can cause mildew and mold to grow;
(b) To immediately notify the Landlord of any dampness or mold problems including (1) any leaks, moisture problems, and/or mold growth; (2) any water intrusion, such as plumbing leaks, drips, or "sweating" pipes, or overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets; and (3) any significant mold growth on surfaces inside the rental unit;

(c) To regularly allow air to circulate in the rental unit and to use exhaust fans (if available) whenever showering or bathing, cooking, dishwashing, or cleaning and to report to the Landlord any non-working fan;
(d) To use all reasonable care to close all windows and other openings to prevent water from coming into the interior of the rental unit;
(e) To clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible (mold can grow on damp surfaces within 24 to 48 hours); and,
(f) To keep the rental unit free of dirt and debris that can harbor mold.

2.15 PLUMBING

Costs of repair or clearance of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by Resident's negligence or improper usage are the responsibility of the Resident. Resident shall reimburse Landlord for these costs on demand.

2.16 USE OF PREMISES

The rental unit shall be used as a dwelling for residential purposes only and for no other reason. No retail, commercial, or professional use of the premises shall be made, unless such use conforms to applicable zoning laws and the prior written consent of Landlord is obtained in advance of such proposed use. As a condition for granting such permission, Landlord may require that Resident obtain liability insurance for the benefit of Landlord.

By initialing below, you acknowledge and agree to the terms in Section 2.

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3 LEASE AGREEMENT 3.1-3.13

3.1 CARBON MONOXIDE DETECTION DEVICE

If the rental unit is equipped with a carbon monoxide detection device(s), the devices have been tested and found operable by the Landlord. Landlord shall have a right to enter the rental unit to check and maintain the device as provided by law. Resident shall:
(a) be responsible for performing the manufacturer's recommended test of the device weekly.
(b) inform the Landlord immediately in writing of any defect, malfunction, or failure of any detector, and of any problems, maintenance or need for repairs to Landlord.
(c) not disable, disconnect or remove the detector

3.2 RENTERS INSURANCE

Resident's property is not insured by Owner/Agent. Resident is not a co-insured and is expressly excluded from coverage under any insurance policy held by Owner/Agent which is now in effect or becomes effective during the term of this Agreement. (CHECK ONE BOX)

( ) Resident is required to maintain renters insurance throughout the duration of the tenancy as specified in the attached Renters Insurance Addendum. Resident must provide proof of such insurance to the Owner/Agent within 30 days of the inception of the tenancy. Failure to comply with this requirement is a material violation of the Rental/Lease Agreement.
(X) Resident is encouraged but not required to obtain renters insurance.

3.3 WAIVER OF BREACH

The waiver by either party of any breach shall not be construed to be a continuing waiver of any subsequent breach. The receipt by Owner/Agent of the rent with the knowledge of any violation of a covenant or condition of this agreement shall not be deemed a waiver of such breach. No waiver by either party of the provisions herein shall be deemed to have been made unless expressed in writing and signed by all parties to this Agreement.

3.4 JOINT AND SEVERAL LIABILITY

The undersigned Resident(s), whether or not in actual possession of the rental unit, are jointly and severally liable for all obligations under this Agreement and shall indemnify Landlord for liability arising prior to the return of possession to the Landlord for personal injuries or property damage caused or permitted by Resident(s), their guests, and invitees. This does not waive "Landlord's duty of care" to prevent personal injury or property damage where that duty is imposed by law..

3.5 ENTRY

California law allows Owner/Agent or his/her employee(s) to enter the premises for certain purposes during normal business hours. The Owner/Agent will provide written notice to the Resident prior to the entry of the dwelling unit whenever required by state law. (Civil Code

Section 1954.) Resident's non-compliance with Owner/Agent's lawful request for entry is a material breach of this Agreement that may be cause for immediate termination as provided herein and by law.

3.6 SUBLETTING AND ASSIGNMENT

No portion of the rental unit shall be sublet nor this Agreement assigned. Any attempted subletting or assignment by Resident shall, at the election of Landlord, be an irremediable breach of this Agreement and cause for immediate termination as provided herein and by law. Resident is prohibited from offering all or part of the rental unit for short-term rental, such as through AirBNB, VRBO or other such sites. Any person who is not named as an Occupant in this Agreement or Resident who signed this Agreement, who occupies any portion of the rental unit, for any period of time whatsoever, for any compensation or consideration whatsoever (including, without limitation, the payment of money and/or trade and/or barter of other goods, services, or property occupancy rights) is not a Guest. This constitutes attempted subletting or assignment under this Agreement, and is, at the election of Landlord, irremediable breach of this Agreement and cause for immediate termination.

3.7 BREACH OF LEASE

In the event that Resident breaches this Lease Agreement, Landlord shall be allowed at Landlord's discretion, but not by way of limitation, to exercise any or all remedies provided Landlord by California Civil Code Section 1951.2 and 1951.4. Damages Landlord "may recover" include the worth at the time of the award of the amount by which the unpaid rent for the balance of the term after the time of award, or for any shorter period of time specified in the Lease Agreement, exceeds the amount of such rental loss for the same period that the Resident proves could be reasonably avoided.

3.8 SALE OF PROPERTY

In the event of the sale or refinance of the rental unit, if Landlord presents to Resident Form CA-160 - Resident's Certification of Terms - Estoppel Certification, or other similar form, Resident agrees to execute and deliver the form acknowledging that this Agreement is unmodified and in full force and effect, or in full force and effect as modified with the consent of Landlord, and stating the modifications, within ten (10) days of written notice. Failure to comply shall be deemed Resident's acknowledgement that the form as submitted by Landlord is true and correct and may be relied upon by any lender or purchaser.

3.9 NOTICE

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

3.10 KEYS

Resident has received 2 sets of keys. If needed, additional keys may be requested from the Landlord. There may be a charge. Keys are the exclusive property of Landlord. All keys must be returned to Landlord when Resident vacates. Resident shall be charged for the cost of new locks and keys if all keys are not returned. If any keys are lost or provided to any unauthorized occupant or non-Resident, Resident shall be liable for the entire cost of all key and lock replacement, at the discretion of Landlord, as required for the security of the premises and its occupants. This may include the costs of re-keying the entire Premises if Landlord, at Landlord's sole discretion, deems such action is necessary. Resident should take care not to lock himself/herself out. If Landlord is required to assist any Resident in gaining entry to the premises, Resident may be assessed a charge for the actual costs, including out of pocket expenses, incurred by Landlord and Landlord may require Resident to contract with a professional locksmith.

3.11 LIABILITY FOR PACKAGES

Landlord is not responsible for the delivery, acceptance, or receipt of, damage to or loss of messages, packages, mail or other material left at entrances to the rental unit or elsewhere on the premises.

3.12 LIABILITY FOR PACKAGES

In the event the rental unit is partially or totally damaged or destroyed by fire or other cause, the following will apply:

(a) If the rental unit is totally destroyed by fire, earthquake or other casualty, this Agreement will terminate, as of the date on which the damage occurs. However, if the damage or destruction is the result of the negligence of the Resident, or his or her invitees, then the Agreement will not terminate, unless notice is given by the Landlord, specifying the termination date.

(b) If the rental unit is only partially damaged, or are temporarily uninhabitable, as determined by Landlord, Landlord will use due diligence to begin the process to repair such damage and restore the rental unit as soon as possible. If only part of the rental unit cannot be used, there will be a proportionate rent discount until the rental unit is repaired, to be determined solely by Landlord..

3.13 BED BUG INFORMATION, REPORTING, PREVENTION AND RESIDENT COOPERATION

The Landlord has inspected the rental unit prior to renting and knows of no bed bug infestation. Resident agrees not to bring onto the premises personal furnishings or belongings that the Resident knows or should reasonably know are infested with bed bugs, including the personal property of the Resident's guests. Residents have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping can assist with early detection and make bed bug control easier if it is necessary. Please review the short interactive video at www.stopbedbugs.org and the information below.

(a) Information about Bed Bugs:

• Bed bug appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.

• Life cycle and reproduction: An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days.

• Bed bugs can survive for months without feeding.

• Bed bug bites: Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.

• Common signs and symptoms of a possible bed bug infestation:

- Small red to reddish brown fecal spots on mattresses, box springs, bed frames, linens, upholstery, or walls.
- Molted bed bug skins, white, sticky eggs, or empty eggshells.
- Very heavily infested areas may have a characteristically sweet odor.
- Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

• For more information, see the Internet Websites of the United States Environmental Protection Agency and the National Pest Management Association.

http://www2.epa.gov/bedbugs

http://www.pestworld.org/all-things-bed-bugs/

(b) Report Suspected Bed Bug Infestations As Soon as Possible

• Prompt reporting: If you find or suspect a bed bug infestation, please notify Landlord as soon as possible, and describe any signs of infestation, so that the problem can be addressed promptly. Please do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from unit to unit.

• Report any maintenance needs immediately. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.

• If you suspect a bed bug infestation, or have other maintenance needs, please provide your notice to:

(c) Cooperation with Pest Control

• Residents shall cooperate with the inspection including allowing entry to inspect any rental unit selected by the pest control operator until bed bugs have been eliminated and providing to the pest control operator information that is necessary to facilitate the detection and treatment of bed bugs.

• Prior to treatment, affected Residents will receive a written notice including the date(s) and time(s) of treatment, whether and when the Resident is required to be absent from the rental unit, the deadline for any Resident preparation of the rental unit and a pretreatment checklist with information provided by the pest control operator.

• The Resident shall fulfill his or her responsibilities for rental unit preparation before the scheduled treatment, as described in the pest control operator's pretreatment checklist.

• Residents shall be responsible for the management of their belongings, including, but not limited to, clothing and personal furnishings.

• If the pest control operator determines that it is necessary for a Landlord or Resident to dispose of items infested with bed bugs, the items shall be securely sealed in a bag that are of a size as to readily contain the disposed material. Bags shall be furnished as needed to Residents by the property owner or pest control operator. All bags shall be clearly labeled as being infested with bed bugs prior to disposal.

• Residents who are not able to fulfill their rental unit preparation responsibilities shall notify the Landlord at least one business day prior to the scheduled pest control operator visit for inspection or treatment.

• A Resident must vacate his or her rental unit if required by the pest control operator for treatment purposes and shall not reenter the rental unit until directed by the pest control operator to do so.

(d)Prevention Recommendations

• Resident should check for hitch-hiking bed bugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs before you enter your home. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation. Thoroughly clean after guests have departed. Immediately after your guests leave, seal bed linens in plastic bags, until they can be washed and dried on high heat. After your guests have departed, inspect bedding, mattresses and box springs, behind headboards, carpet edges and the undersides of sofa cushions for signs of bed bugs.

• Resident should avoid using appliances, electronics and furnishings that have not been thoroughly inspected for the presence of bed bugs. Make sure that the electronics, appliance, or furniture company has established procedures for the inspection and identification of bed bugs or other pests. This process should include inspection of trucks used to transport appliances, electronics, or furniture. Never accept an item that shows signs of bed bugs. Check secondhand furniture, beds, and couches for any signs of bed bug infestation before bringing them home. Never take discarded items from the curbside.

• Use a protective cover that encases mattresses and box springs and eliminates many hiding spots. The light color of the encasement makes bed bugs easier to see. Be sure to purchase a high-quality bed bug encasement that will resist tearing and check the encasements regularly for holes.

• Reduce clutter in your home to reduce hiding places for bed bugs and vacuum frequently to remove successful hitchhikers.

• Be vigilant when using shared laundry facilities. Transport items to be washed in plastic bags (if you have an active infestation, use a new bag for the journey home). Remove from dryer directly into bag and fold at home. (A dryer on high heat can kill bed bugs.)

By initialing below, you acknowledge and agree to the terms in Section 3.

X SX

Initial Here

4 LEASE AGREEMENT 4.1-4.5

4.1 ADDENDA

Resident(s) acknowledge receipt of the following applicable addenda (as checked), copies of which are attached hereto and are incorporated as part of this Agreement.

(X) Asbestos Addendum (Form 17.1)
(X) Bedbug Addendum (Form 36.0)
( ) CC&Rs Addendum (Form 2.9)
BROCHURE)
(X) Carbon Monoxide Detector (Form 27.1)
(X) Day Care Addendum (Form 28.0)
(X Grilling Addendum (Form 35.0)
( ) Guarantee of Rental/Lease Agreement (Form 41.0)
(X) Lead-Based Paint Addendum (Form LEAD1)
(X) Mold Notification Addendum (Form 2.7)
(X) Move In/Move Out Itemized Statement (Form 16.0)
( ) Pest Control Notice Addendum (Form 2.6)
(X) Pet Addendum (Form 13.0)

( ) Political Signs Addendum (Form 39.0)
( ) Pool Rules Addendum (Form 15.0)
(X) Proposition 65 Brochure (Form PROP65

( ) Renters Insurance Addendum (Form 12.0-MF)
( ) Resident Policies Addendum (Form 17.0)
(X) Smoke Detector Addendum (Form 27.0)
( ) Smoking Policy Addendum (Form 34.0)
(X) Unlawful Activity Addendum (Form 2.4)
( ) Waterbed Addendum (Form 14.0)
(X) Maintenance Addenum

(X) Other: Lawn Care Addendum

4.2 ENTIRE AGREEMENT

This Agreement, which includes all attachments referred to above, constitutes the entire Agreement between the parties and cannot be modified except in writing and signed by all parties, except as permitted by applicable law. Neither Owner/Agent, nor any agent or employee of Owner/Agent has made any representations or promises other than those set forth herein.

4.3 CREDIT REPORTS

A negative credit report reflecting on your credit history may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations. Resident expressly authorizes Owner/Agent (including a collection agency) to obtain Resident's consumer credit report, which Owner/Agent may use if attempting to collect past due rent payments, late fees, or other charges from Resident, both during the term of the Agreement and thereafter.

4.4 ATTORNEYS' FEES

If any legal action or proceeding is brought by either party to enforce any part of this Agreement, each party shall be

responsible for their own attorneys' fees, unless the following box is checked:

■ the prevailing party shall recover, in addition to all other relief, attorneys' fees not to exceed $2,000, plus court costs. If

the box is checked and no amount is filled in, the prevailing party's attorney fee recovery is not to exceed $800.

By initialing below, you acknowledge and agree to the terms in Section 4.

4.5 UNLAWFUL ACTVITIES

Resident, Occupants and any guest or other persons under the Resident's control shall not

(a) on or near the premises engage in any:

(1) criminal activity, including drug-related criminal activity. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in section 102 of the Controlled Substance Act (21 U.S.C. 802)).

(2) act intended to facilitate criminal activity, including drug-related criminal activity,

(3) acts of violence or threats of violence, including, but not limited to the unlawful discharge of firearms

(b) use the rental unit or premises or permit the rental unit or premises to be used by a person:

(1) for, or to facilitate, criminal activity, including drug-related criminal activity, engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near premises and property or otherwise.

(2) for an unlawful purpose as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.

(c) engage in any criminal activity or criminal threat (as defined in subdivision (a) of Section 422 of the Penal Code), on or off the premises, that is directed at any owner, Landlord, or agent of the owner or Landlord of the premises.

A single violation of any of these provisions shall be deemed a serious and material violation of this Agreement. It is understood and agreed that a single violation shall be good cause for termination of this Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction but shall be by a preponderance of the evidence

By initialing below, you acknowledge and agree to the terms in Section 5.

X SX
Initial Here

X_____
Initial Here

X_____
Initial Here

X_____
Initial Here

5 Sign and Accept

5.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

Saeng Xayachit

Lessee

8/24/2025

Date Signed

Lessee

Date Signed

Lessee

Date Signed

Lessee

Date Signed

Aimee Belle Ba-ang

Lessor

8/26/2025

Date Signed

ASBESTOS ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 09/01/2025 between

Central Valley Capital IV, LP (Landlord) and

Saeng Xayachit (Resident) for the

(List all Residents as listed on the Rental/Lease Agreement)

premises located at 2255 E Thomas Ave, Unit # (if applicable) _____

(Street Address)

Fresno, CA 93701.

(City) *(Zip)*

Landlord Check One

■ This property **may** contain asbestos.

OR

❒ This property contains asbestos. This hazardous substance is contained in some of the original building materials and in some of the products and materials used to maintain the property. Disturbance or damage to certain interior apartment surfaces may increase the potential exposure to these substances.

1. Resident or the Resident's guest(s), employees and contractors shall not take or permit any action which in any way damages or disturbs the Premises or any part thereof, including, but not limited to:

   (i) piercing the surface of the ceiling by drilling or any other method;

   (ii) hanging plants, mobiles, or other objects from the ceiling;

   (iii) attaching any fixtures to the ceiling;

   (iv) allowing any objects to come in contact with the ceiling;

   (v) permitting water or any liquid, other than ordinary steam condensation, to come into contact with the ceiling;

   (vi) painting, cleaning, or undertaking any repairs of any portion of the ceiling;

   (vii) replacing light fixtures;

   (viii) undertaking any activity which results in building vibration that may cause damage to the ceiling.

2. Resident shall notify Landlord immediately in writing (i) if there is any damage to or deterioration of the ceiling in the Premises or any portion thereof, including, without limitation, flaking, loose, cracking, hanging or dislodged material, water leaks, or stains in the ceiling, or (ii) upon the occurrence of any of the events described in Paragraph 1 above.

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The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

8/24/2025	Saeng Xayachit		
Date	***Resident***	***Date***	***Resident***
Date	***Resident***	***Date***	***Resident***
Date	***Resident***	***Date***	***Resident***

Central Valley Capital IV, LP ❒ by Aimee Belle Ba-ang, CV Homes Agent for Landlord

Landlord ***Individual Signing for Landlord*** ***Management Co. (If Applicable)***

8/26/2025

Date

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BED BUG NOTIFICATION ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 09/01/2025 between Central Valley Capital IV, LP (Landlord) and Saeng Xayachit (Resident) for the

(List all Residents as listed on the Rental/Lease Agreement)

premises located at 2255 E Thomas Ave, Unit # (if applicable) Fresno

(Street Address)

Fresno, CA 93701.

(City) *(Zip)*

It is our goal to maintain the highest quality living environment for our Residents. The Landlord has inspected the unit prior to lease and knows of no bed bug infestation. Residents have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping can assist with early detection and make bed bug control easier if it is necessary. Please review the short interactive video at www.stopbedbugs.org and the information below.

1. **Previous Infestations**
   - A Resident shall not bring onto a property personal furnishings or belongings that the Resident knows or should reasonably know are infested with bed bugs, including the personal property of the Resident's guests.

2. **Prompt Reporting**
   - **If you find or suspect a bed bug infestation, please notify Landlord as soon as possible**, and describe any signs of infestation, so that the problem can be addressed promptly. Please do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from unit to unit.
   - **Report any maintenance needs immediately.** Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.
   - If you suspect a bed bug infestation, or have other maintenance needs, please provide your notice to:

     residents@cvhomes.com

3. **Information about Bed Bugs**
   - **Bed bug appearance:** Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.
   - **Life cycle and reproduction:** An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days.
   - Bed bugs can survive for months without feeding.

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- **Bed bug bites:** Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.

- **Common signs and symptoms** of a possible bed bug infestation:
  - Small red to reddish brown fecal spots on mattresses, box springs, bed frames, linens, upholstery, or walls.
  - Molted bed bug skins, white, sticky eggs, or empty eggshells.
  - Very heavily infested areas may have a characteristically sweet odor.
  - Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

- For more information, see the Internet Websites of the United States Environmental Protection Agency and the National Pest Management Association.
  - http://www2.epa.gov/bedbugs
  - http://www.pestworld.org/all-things-bed-bugs/

4. Cooperation with Pest Control

- Residents shall cooperate with the inspection including allowing entry to inspect any unit selected by the pest control operator until bed bugs have been eliminated and providing to the pest control operator information that is necessary to facilitate the detection and treatment of bed bugs.

- Prior to treatment, affected Residents will receive a written notice including the date(s) and time(s) of treatment, whether and when the Resident is required to be absent from the unit, the deadline for any Resident preparation of the unit and a pretreatment checklist with information provided by the pest control operator.

- The Resident shall fulfill his or her responsibilities for unit preparation before the scheduled treatment, as described in the pest control operator's pretreatment checklist.

- Residents shall be responsible for the management of their belongings, including, but not limited to, clothing and personal furnishings.

- If the pest control operator determines that it is necessary for a Landlord or Resident to dispose of items infested with bed bugs, the items shall be securely sealed in a bag that are of a size as to readily contain the disposed material. Bags shall be furnished as needed to Residents by the property owner or pest control operator. All bags shall be clearly labeled as being infested with bed bugs prior to disposal.

- Residents who are not able to fulfill their unit preparation responsibilities shall notify the Landlord at least one business day prior to the scheduled pest control operator visit for inspection or treatment.

- A Resident must vacate his or her unit if required by the pest control operator for treatment purposes and shall not reenter the unit until directed by the pest control operator to do so.

5. Prevention Recommendations

- Resident should check for hitch-hiking bed bugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs *before* you enter your apartment. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation.

- Thoroughly clean after guests have departed. Immediately after your guests leave, seal bed linens in plastic bags, until they can be washed and dried on high heat. After your guests have departed, inspect bedding, mattresses and box springs, behind headboards, carpet edges and the undersides of sofa cushions for signs of bed bugs.

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- Resident should avoid using appliances, electronics and furnishings that have not been thoroughly inspected for the presence of bed bugs. Make sure that the electronics, appliance, or furniture company has established procedures for the inspection and identification of bed bugs or other pests. This process should include inspection of trucks used to transport appliances, electronics, or furniture. Never accept an item that shows signs of bed bugs. Check secondhand furniture, beds, and couches for any signs of bed bug infestation before bringing them home. Never take discarded items from the curbside.
- Use a protective cover that encases mattresses and box springs and eliminates many hiding spots. The light color of the encasement makes bed bugs easier to see. Be sure to purchase a high-quality bed bug encasement that will resist tearing and check the encasements regularly for holes.
- Reduce clutter in your home to reduce hiding places for bed bugs.
- Vacuum frequently to remove successful hitchhikers.
- Be vigilant when using shared laundry facilities. Transport items to be washed in plastic bags (if you have an active infestation, use a new bag for the journey home). Remove from dryer directly into bag and fold at home. (A dryer on high heat can kill bed bugs.)

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing:

8/24/2025	Saeng Xayachit		
Date	***Resident***	***Date***	***Resident***
Date	***Resident***	***Date***	***Resident***
Date	***Resident***	***Date***	***Resident***

Central Valley Capital IV, LP ❒ by Aimee Belle Ba-ang, CV Homes Agent for Landlord

Landlord ***Individual Signing for Landlord*** ***Management Co. (If Applicable)***

8/26/2025

Date

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CARBON MONOXIDE DETECTOR ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 09/01/2025 *(Date)* between Central Valley Capital IV, LP *(Name of Landlord)* (Landlord) and Saeng Xayachit *(List all Residents as listed on the Rental/Lease Agreement)* (Resident) for the premises located at 2255 E Thomas Ave *(Street Address)*, Unit # (if applicable) Fresno *(City)*, CA 93701 *(Zip)*.

1. The premises is equipped with a carbon monoxide detection device(s).
2. Resident acknowledges the carbon monoxide device(s) was/were tested and its operation explained by Landlord in the presence of Resident at time of initial occupancy and the detector(s) was/were operating properly at that time.
3. Resident shall perform the manufacturer's recommended test at least once a week to determine if the carbon monoxide detector(s) is/are operating properly.
4. Resident may not disable, disconnect or remove the detector.
5. Initial ONLY if BATTERY OPERATED: _____

   By initialing as provided, each Resident understands that said carbon monoxide detector(s) and alarm is a battery-operated unit and it shall be each Resident's responsibility to:

   a. ensure that the battery is in operating condition at all times;
   b. replace the battery as needed (unless otherwise provided by law); and
   c. if, after replacing the battery, the carbon monoxide detector(s) do not work, inform the Landlord immediately.
6. Resident(s) must inform the Landlord immediately in writing of any defect, malfunction or failure of any detector(s).
7. In accordance with California law, Resident shall allow Landlord access to the premises for that purpose.

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The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

Date	Resident	Date	Resident
8/24/2025	Saeng Xayachit		

Central Valley Capital IV, LP ❒ by Aimee Belle Ba-ang, CV Homes Agent for Landlord

Landlord ***Individual Signing for Landlord*** ***Management Co. (If Applicable)***

8/26/2025

Date

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GRILLING ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 09/01/2025 between Central Valley Capital IV, LP (Landlord) and Saeng Xayachit (Resident) for the premises located at 2255 E Thomas Ave, Unit # (if applicable) Fresno, Fresno, CA 93701.

(List all Residents as listed on the Rental/Lease Agreement)

(Street Address)

(City) *(Zip)*

1. The Rental/Lease Agreement provides that without Landlord's prior written consent, no charcoal burners or other open-flame cooking devices, or liquefied petroleum gas fueled cooking devices (hereinafter "grill") shall be allowed in or about the premises.

2. Landlord consents to Resident keeping and operating the type of grill described here:

   _____

3. In the event of default by Resident of any of the terms in this Addendum, Resident agrees, within three days after receiving written notice of default from Landlord, to cure the default or vacate the premises. Resident agrees Landlord may revoke permission to keep and operate said grill on the premises by giving Resident thirty (30) days notice in writing.

4. Resident agrees to comply with all applicable ordinances, regulations and laws governing grills and storage of combustibles.

5. Resident agrees that the grill will not be used except in the following area(s):

   _____

6. Resident agrees to maintain and operate the grill in a safe manner. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:
   - Follow manufacturers' directions for safe operation, storage, and maintenance of your grill. If the manual is missing, contact the manufacturer for a replacement or check the company's web site for an online copy.
   - Check to see that the grill is in good working order. For gas grills, be sure that all gas lines and valves are intact. For charcoal grills, check for holes where ash or coals can fall through. Ensure that the grill is stable and will not tip over.
   - Set up the grill in a safe place. Choose a firm, level surface at least 10 feet away from walls, siding, and deck rails; overhangs, eaves, and awnings; shrubs and branches; and furniture and other combustibles.
   - Only use gas and charcoal grills *outdoors*. When burned, gas and charcoal produce deadly carbon monoxide, an odorless, colorless gas that can kill in a matter of minutes. Never use a grill indoors, or in a garage, even if the door is open. Carbon monoxide can enter the apartment and injure or kill the people inside very quickly.
   - Have a fire extinguisher (ABC type) or a bucket of water handy in case of a fire.
   - Have a spray bottle of water ready to control flare-ups. Have access to a phone in case of emergencies.
   - Start the grill properly, using only approved methods. Before lighting a gas grill, open the cover.
   - Stay by the grill while it is in use and while it is still hot.
   - If Resident smells gas while cooking: Turn off the grill. Move away from the grill. Keep everyone away. Do not move, use, or light the grill until it has been inspected and repaired.
   - Use appropriate grilling tools. Choose long-handled heat-resistant cooking tools and heat-resistant mitts.
   - Keep people away from the grill, especially children.
   - Do not attempt to move a grill that is in use.
   - Clean the grill after use, removing food fragments, sauces and marinades, and accumulated fat or grease. All these increase the risk of flare-ups and fires.

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7. Resident agrees to use the following special precautions for gas grills (if applicable):
   Before using the grill:
   - Check the hose or tubes for leaks, cracks, brittleness, holes, and kinks. Make sure there are no sharp bends in the hose or tubing. Using a pipe cleaner or wire, clear any blockages caused by dirt, insects, etc.
   - Check the connections between the tank, hoses or tubes, and the burner, to ensure that they have been connected properly and completely.
   - Check for gas leaks. Before using the gas grill, and especially after attaching the propane tank, apply soapy water to the hose and connections; any leaks will be made evident by the escaping bubbles. *Never use a match or lighter to look for a gas leak!* If you can smell gas, then there is a gas leak.
   - If the grill has a gas leak, do not use it. Contact a qualified technician for repairs before using the grill.
   - Test the spark igniter. Every time you activate the igniter, it should make a spark to create a flame and ignite the gas.
   - Do not attempt to repair the grill yourself. If the tank valves or connections are leaking, broken, or malfunctioning, do not attempt to repair them; contact a qualified technician or discard the unit.
   - Protect the gas tubes and hoses from hot surfaces, grease, and bumps.
   - Store propane gas cylinders safely: store them in an upright position; be sure that they are stored away from heat, spark, and flame; and secure them against access, theft, or tampering.
   - Do not store gas cylinders inside buildings or garages. If you store your gas grill indoors when it is not in use, disconnect the gas cylinder and leave it outside.
   - Do not store filled gas cylinders in a vehicle which might become hot. Heat will raise the pressure inside the tank, increasing the risk of leaks through the relief valve.
   - Keep flammable and combustible materials away from the grill and gas tanks.

8. Resident shall be liable to Landlord for all damages or expenses incurred by or in connection with grill, and shall hold Landlord harmless and indemnify Landlord for any and all damages or costs in connection with grill.

9. Resident shall deposit with Landlord an additional security deposit of $_____
   Landlord ❒does ❒does not (check one) require Resident to carry renter's insurance to cover damages caused by use and/or storage of the grill.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing:

Date	Resident	Date	Resident
8/24/2025	Saeng Xayachit		
8/24/2025			

Central Valley Capital IV, LP ❒ by Aimee Belle Ba-ang, CV Homes Agent for Landlord
Landlord *Individual Signing for Landlord* *Management Co. (If Applicable)*

8/26/2025
Date

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LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS INFORMATION DISCLOSURE ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 09/01/2025 *(Date)* between Central Valley Capital IV, LP *(Name of Landlord)* (Landlord) and Saeng Xayachit *(List all Residents as listed on the Rental/Lease Agreement)* (Resident) for the rental unit located at:

2255 E Thomas Ave *(Street Address)*, Unit # (if applicable) _____

Fresno *(City)*, CA 93701 *(Zip)*.

Lead Warning Statement
Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

1. Landlord's Disclosure or Agent acting on behalf of Landlord (initial both (a) and (b))

_X_ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

[ ] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

[X] Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

___(b) Records and reports available to the Landlord (check one below):

[ ] Landlord has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list documents below).

_____

[ ] Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

2. Agent's Acknowledgment (initial (c), if applicable)

____(c) Agent has informed the Landlord of his/her obligations under 42 U.S.C. 4852d, and the Agent is aware of his/her responsibility to ensure compliance.

3. Resident's Acknowledgment (initial (d) and (e))

____(d) **Resident** has received copies of all information listed above.

____(e) **Resident** received the pamphlet *Protect Your Family from Lead in Your Home*.

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Certification of Accuracy
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

8/24/2025	Saeng Xayachit		
Date	***Resident***	***Date***	***Resident***
Date	***Resident***	***Date***	***Resident***
Date	***Resident***	***Date***	***Resident***

Central Valley Capital IV, LP ❒ by Aimee Belle Ba-ang, CV Homes Agent for Landlord
Landlord ***Individual Signing for Landlord*** ***Management Co. (If Applicable)***

8/26/2025
Date

_____ ❒ by _____, _____ Agent for Landlord
Landlord ***Individual Signing for Landlord*** ***Management Co. (If Applicable)***

_____
Date

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MOLD NOTIFICATION ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 09/01/2025 *(Date)* between Central Valley Capital IV, LP *(Name of Landlord)* (Landlord) and Saeng Xayachit *(List all Residents as listed on the Rental/Lease Agreement)* (Resident) for the premises located at 2255 E Thomas Ave *(Street Address)*, Unit # (if applicable) _____ Fresno *(City)*, CA 93701 *(Zip)*.

It is our goal to maintain the highest quality living environment for our Residents. The Landlord has inspected the unit prior to lease and knows of no damp or wet building materials and knows of no mold or mildew contamination. Resident is hereby notified that mold, however, can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the unit, it can cause mildew and mold to grow. It is important that Residents regularly allow air to circulate in the apartment. It is also important that Residents keep the interior of the unit clean and that they promptly notify the Landlord of any leaks, moisture problems, and/or mold growth.

Resident agrees to maintain the premises in a manner that prevents the occurrence of an infestation of mold or mildew in the premises. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. Resident agrees to keep the unit free of dirt and debris that can harbor mold.
2. Resident agrees to immediately report to the Landlord any water intrusion, such as plumbing leaks, drips, or "sweating" pipes.
3. Resident agrees to notify Landlord of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
4. Resident agrees to report to the Landlord any significant mold growth on surfaces inside the premises.
5. Resident agrees to allow the Landlord to enter the unit to inspect and make necessary repairs.
6. Resident agrees to use bathroom fans while showering or bathing and to report to the Landlord any non-working fan.
7. Resident agrees to use exhaust fans whenever cooking, dishwashing, or cleaning.
8. Resident agrees to use all reasonable care to close all windows and other openings in the premises to prevent outdoor water from penetrating into the interior unit.
9. Resident agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible. (Note: Mold can grow on damp surfaces within 24 to 48 hours.)
10. Resident agrees to notify the Landlord of any problems with the air conditioning or heating systems that are discovered by the Resident.

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11. Resident agrees to indemnify and hold harmless the Landlord from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Landlord may sustain or incur as a result of the negligence of the Resident or any guest or other person living in, occupying, or using the premises.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

8/24/2025	Saeng Xayachit		
Date	***Resident***	***Date***	***Resident***
Date	***Resident***	***Date***	***Resident***
Date	***Resident***	***Date***	***Resident***

Central Valley Capital IV, LP ❒ by Aimee Belle Ba-ang, CV Homes Agent for Landlord
Landlord ***Individual Signing for Landlord*** ***Management Co. (If Applicable)***

8/26/2025
Date

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PROPOSITION 65 WARNING ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 09/01/2025 (Date) between Central Valley Capital IV, LP (Name of Landlord) (Landlord) and Saeng Xayachit (List all Residents as listed on the Rental/Lease Agreement) (Resident) for the premises located at 2255 E Thomas Ave (Street Address), Unit # (if applicable) _____ Fresno (City), CA 93701 (Zip).

Landlord: check at least one box in section [A] or one box in each of sections [B] and [C]. See Instructions for more information.

A. Chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

1 ❒ Lead-based Paint

⚠**WARNING:** Paint chips and dust from lead-containing paint on this property can expose you to lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

2 ■ Plastic and Vinyl Items – Di(2-ethylhexyl)phthalate

⚠**WARNING**: Plastic and vinyl items, such as flooring, miniblinds, wallpaper, cables and coatings on wires, on this property can expose you to di(2-ethylhexyl)phthalate which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

3 ❒ Miniblinds containing Lead

⚠**WARNING:** Imported vinyl miniblinds manufactured prior to 1997 on this property can expose you to lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

4 ■ Wood, Gas and Other Combustion Sources – Benzene and Carbon Monoxide

⚠**WARNING:** Fireplaces, firepits, grills and barbecues, gas stoves, gas heaters or other "fossil fuel" burning heaters or appliances [attached garages] on this property can expose you to carbon monoxide, which is known to the State of California to cause birth defects or other reproductive harm and to benzene, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

5 ❒ Pesticide -Resmethrin

⚠**WARNING:** Pesticides used on this property can expose you to resmethrin, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

6 ■ Swimming Pools/Spa – Chloroform from Chlorine

⚠**WARNING**: Chlorine used as a pool or spa disinfectant on this property can expose you to chloroform, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

7 ❒ Secondhand Tobacco Smoke

⚠**WARNING:** Cigarettes and cigars smoked on this property can expose you to tobacco smoke which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building owner about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

B. Chemicals known to the State of California to Cause Birth Defects or other Reproductive Harm

1 ❒ Fungicides containing Myclobutanil

⚠**WARNING:** Fungicides used on this property can expose you myclobutanil, which is known to the State of California to cause birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

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2 ❒ Fungicides containing Triforine

⚠**WARNING:** Fungicides used on this property can expose you triforine, which is known to the State of California to cause birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

3 ❒ Pesticides containing Arsenic Trioxide

⚠**WARNING:** Pesticides used on this property can expose you to arsenic trioxide, which is known to the State of California to cause birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

C.Chemicals known to the State of California to Cause Cancer 1

■ Building Materials – Formaldehyde

⚠**WARNING:** Building materials containing urea-formaldehyde resins, such as insulation, pressed wood materials, finishes, or adhesives, on this property can expose you to formaldehyde, which is known to the State of California to cause cancer. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

2 ❒ Ceiling Coatings and other Asbestos-Containing Materials

⚠**WARNING:** Asbestos-containing materials, including some ceiling coatings on this property can, if damaged or disturbed, expose you to asbestos, which is known to the State of California to cause cancer. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

3 ❒ Swimming Pools - Bromoform from Bromine

⚠**WARNING:** Bromine used as a pool or spa disinfectant on this property can expose you to Bromoform, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

4 ❒ Herbicides containing Glyphosate

⚠**WARNING:** Herbicides used on this property can expose you to Glyphosate, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Talk to your landlord or the building manager about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

5 ❒ Marijuana Smoke

⚠**WARNING:** Marijuana cigarettes, joints or bongs used on this property can expose you to marijuana smoke which is known to the State of California to cause cancer. Talk to your landlord or the building owner about how and when you could be exposed to this chemical in your building. For additional information go to www.P65Warnings.ca.gov/apartments.

The undersigned tenants and occupants (Resident(s)) acknowledge(s) having read and understood the foregoing.

8/24/2025	Saeng Xayachit		
Date	***Resident***	***Date***	***Resident***
Date	***Resident***	***Date***	***Resident***
Date	***Resident***	***Date***	***Resident***

Central Valley Capital IV, LP ❒ by Aimee Belle Ba-ang, CV Homes Agent for Landlord

Landlord ***Individual Signing for Landlord*** ***Management Co. (If Applicable)***

8/26/2025

Date

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SATELLITE DISH AND ANTENNA ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 09/01/2025 *(Date)* between Central Valley Capital IV, LP *(Name of Landlord)* (Landlord) and Saeng Xayachit *(List all Residents as listed on the Rental/Lease Agreement)* (Resident) for the premises located at 2255 E Thomas Ave *(Street Address)*, Unit # (if applicable) _____

Fresno *(City)*, CA 93701 *(Zip)*

Under the rules of the Federal Communications Commission (FCC), Owners/Agents may not prohibit the installation of satellite dishes and/or receiving antennas within leased premises. However, a Landlord may impose reasonable restrictions relating to the installation and maintenance of any satellite dish and receiving antenna with which a resident must comply as a condition of installing such equipment.

Resident agrees to comply with the following restrictions:

1. **Size:** A satellite dish may not exceed 39 inches (1 meter) in diameter. An antenna or dish may receive but not transmit signals.

2. **Location:** A satellite dish or antenna may only be located (1) inside Resident's dwelling, or (2) in an area outside Resident's dwelling such as Resident's balcony, patio, yard, etc., of which Resident has exclusive use under the lease. Installation is not permitted on any parking area, roof, exterior wall, window, fence or common area, or in an area that other Residents are allowed to use. A satellite dish or antenna may not protrude beyond the vertical and horizontal space that is leased to Resident for Resident's exclusive use. Allowable locations may not provide optimum signal. Landlord is not required to provide alternate locations if allowable locations are not suitable.

3. **Safety and Non-Interference:** Satellite dish/antenna installation: (1) must comply with reasonable safety standards; (2) may not interfere with Landlord's cable, telephone or electrical systems or those of neighboring properties. It may not be connected to Landlord's telecommunication systems and may not be connected to Landlord's electrical system except by plugging into a 110-volt duplex receptacle.

4. **Outside Installation:** If a satellite dish or antenna is placed in a permitted area outside the dwelling unit, it must be safely secured by one of three methods: (1) securely attaching to a portable, heavy object; (2) clamping it to a part of the building's exterior that lies within Resident's leased premises (such as a balcony or patio railing) or (3) any other method approved by Landlord. No other methods are allowed. Landlord may require that Resident block a satellite dish or antenna with plants, etc., so long as it does not impair Resident's reception.

5. **Signal Transmission from Outside Installation:** If a satellite dish or antenna is installed outside the dwelling unit, signals may be transmitted to the interior of Resident's dwelling only by: (1) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); or (3) any other method approved by Landlord.

6. **Installation and Workmanship:** For safety purposes, Resident must obtain Landlord's approval of (1) the strength and type of materials to be used for installation and (2) the person or company who will perform the installation. Installation must be done by a qualified person or a company that has workers' compensation insurance and adequate public liability insurance. Landlord's approval will not be unreasonably withheld. Resident must obtain any permits required by local ordinances for the installation and must comply with any applicable local ordinances and state laws. Resident may not damage or alter the leased premises and may not drill holes through outside walls, door jams, window sills, etc., to install a satellite dish, antenna, and related equipment.

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7. **Maintenance:** Resident will have the sole responsibility for maintaining a satellite dish or antenna and all related equipment. Landlord may temporarily remove any satellite dish or antenna if necessary to make repairs to the building.

8. **Removal and Damages:** Any satellite dish, antenna, and all related equipment must be removed by the Resident when Resident moves out of the dwelling. Resident must pay for any damages and for the cost of repairs or repainting that may be reasonably necessary to restore the leased premises to its condition prior to the installation of a satellite dish or antenna and related equipment.

9. **Liability Insurance and Indemnity:** Resident is fully responsible for any satellite dish or antenna and related equipment. **Landlord ■does ❒does not require evidence of liability insurance.** If Landlord does require insurance, prior to installation, Resident must provide Landlord with evidence of liability insurance to protect Landlord against claims of personal injury to others and property damage related to Resident's satellite dish, antenna, or related equipment. The insurance coverage must be no less than $_____ (which is an amount reasonably determined by Landlord to accomplish that purpose) and must remain in force while the satellite dish or antenna remains installed. Resident agrees to defend, indemnify, and hold Landlord harmless from the above claims by others.

10. **Deposit Increase. Landlord ■does ❒does not require an additional security deposit (in connection with having a satellite dish or antenna):** If Landlord does require an increased deposit, Resident agrees to pay an additional security deposit in the amount of $500 to help protect Landlord against possible repair costs, damages, or any failure to remove the satellite dish or antenna and related equipment at the time of move-out. A security deposit increase does not imply a right to drill into or alter the leased premises. In no case will the total amount of all security deposits Resident pays to Landlord be more than that which is allowed by law.

11. **When Resident may begin Installation:** Resident may start installation of a satellite dish or antenna only after Resident has: (1) signed this addendum; (2) provided Landlord with written evidence of the liability insurance referred to in paragraph 9 of this addendum, if applicable; (3) paid Landlord the additional security deposit, if applicable, referred to in paragraph 10; and (4) received Landlord's written approval of the installation materials and the person or company who will do the installation.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

8/24/2025	Saeng Xayachit		
Date	***Resident***	***Date***	***Resident***
Date	***Resident***	***Date***	***Resident***
Date	***Resident***	***Date***	***Resident***

Central Valley Capital IV, LP ❒ by Aimee Belle Ba-ang, CV Homes Agent for Landlord
Landlord ***Individual Signing for Landlord*** ***Management Co. (If Applicable)***

8/26/2025
Date

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SMOKE DETECTOR ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 09/01/2025 *(Date)* between Central Valley Capital IV, LP *(Name of Landlord)* (Landlord) and Saeng Xayachit *(List all Residents as listed on the Rental/Lease Agreement)* (Resident) for the premises located at 2255 E Thomas Ave *(Street Address)*, Unit # (if applicable) _____ Fresno *(City)*, CA 93701 *(Zip)*.

1. The premises is equipped with a smoke detection device(s).
2. Resident acknowledges the smoke detection device(s) was/were tested and its operation explained by Landlord in the presence of Resident at time of initial occupancy and the detector(s) was/were operating properly at that time.
3. Resident shall perform the manufacturer's recommended test at least once a week to determine if the smoke detector(s) is/are operating properly.
4. Resident may not disable, disconnect or remove the detector.
5. Initial ONLY if BATTERY OPERATED: _____

   By initialing as provided, each Resident understands that said smoke detector(s) and alarm is a battery-operated unit and it shall be each Resident's responsibility to:

   a. ensure that the battery is in operating condition at all times;

   b. replace the battery as needed (unless otherwise provided by law); and

   c. if, after replacing the battery, the smoke detector(s) do not work, inform the Landlord immediately.
6. Resident(s) must inform the Landlord immediately in writing of any defect, malfunction or failure of any detector(s).
7. In accordance with California law, Resident shall allow Landlord access to the premises for that purpose.

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The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

8/24/2025	Saeng Xayachit		
Date	***Resident***	***Date***	***Resident***
Date	***Resident***	***Date***	***Resident***
Date	***Resident***	***Date***	***Resident***

Central Valley Capital IV, LP ❒ by Aimee Belle Ba-ang, CV Homes Agent for Landlord
Landlord ***Individual Signing for Landlord*** ***Management Co. (If Applicable)***

8/26/2025
Date

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UNLAWFUL ACTIVITY ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 09/01/2025 *(Date)* between Central Valley Capital IV, LP *(Name of Landlord)* (Landlord) and Saeng Xayachit *(List all Residents as listed on the Rental/Lease Agreement)* (Resident) for the premises located at 2255 E Thomas Ave *(Street Address)*, Unit # (if applicable) _____ Fresno *(City)*, CA Fresno *(Zip)*.

1. Resident, members of the Resident's household, and any guest or other persons under the Resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near property premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in section 102 of the Controlled Substance Act (21 U.S.C. 802)).

2. Resident, members of the Resident's household, and any guest or other persons under the Resident's control *shall not engage in any act intended to facilitate criminal activity*, including drug-related criminal activity, on or near property premises.

3 Resident and members of the household *will not permit the dwelling unit to be used for, or to facilitate, criminal activity*, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

4. Resident and members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near premises and property or otherwise.

5. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in acts of violence or threats of violence, including, but not limited to the unlawful discharge of firearms on or near property/premises.

6. *VIOLATION OF ANY OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL/LEASE AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY*. A single violation of any of the provisions of this Addendum shall be deemed a serious and material violation of the Rental/Lease Agreement. It is understood and agreed that a single violation shall be good cause for termination of the Rental/Lease Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

7. In case of conflict between the provisions of this Addendum and any other provisions of the Rental/Lease Agreement, the provisions of this Addendum shall govern.

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The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

Date	Resident	Date	Resident
8/24/2025	Saeng Xayachit		

Central Valley Capital IV, LP ❒ by Aimee Belle Ba-ang, CV Homes Agent for Landlord

Landlord *Individual Signing for Landlord* *Management Co. (If Applicable)*

8/26/2025
Date

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1. Maintenance Addendum

1.1 PURPOSE OF MAINTENANCE ADDENDUM

The purpose of this Addendum is to further elaborate and expand upon Maintenance, as outlined in sections 2.3 "Repairs and Alterations" and 2.5 "Care, Cleaning and Maintenance" of the Rental/Lease Agreement.

Hours of Operation
The Maintenance Department is open Monday – Friday from 9:00 AM to 4:00 PM; hours of operation are subject to change during holidays. Any, and all maintenance issues, questions, or concerns must be reported to the Maintenance Department.

Maintenance Disclaimer and Purpose of Maintenance
Maintenance is not an amenity. The purpose and responsibility of Maintenance is to ensure the home is in a habitable condition.

X SX
Initial Here

1.2 REQUESTING MAINTENANCE & APPOINTMENTS

- Visit us online at www.cvhomes.com, click the "residents" tab, then click on "Maintenance Request".
- You will then be prompted to login using the username and password you created when first activating your Tenant Portal (if you do not have this information, please contact the office so we may activate your Tenant Portal).
- Submit your maintenance request describing the situation and attach pictures depicting the situation. For appliances, be sure to include the units make, model number and serial number.
- This is the preferred method of submitting maintenance requests. We receive them instantly, whether it is during business hours or after hours. Allow up to 24 business hours for a response.
- The online Maintenance Request Portal is **not** for non-maintenance requests or inquiries, such as communication or updates. Resident(s) must also not create duplicate Maintenance Requests as well.
- You may also submit maintenance requests by calling or texting **559-847-0479**
- Be aware that we have a high call volume, however we will do our best to answer your calls and return any messages during business hours, between 9:00 AM - 4:00 PM.
- Resident(s) will be responsible to work with vendors or technicians to gain entry if resident(s) give Permission to Enter.
- If resident(s) miss their appointment, deny entry or refuse necessary work or maintenance, they will be billed a trip fee and the work order can be cancelled
- If either the office, vendor or technician cannot make contact with the resident(s), the work order will be cancelled.
- If vendor or technician is unable to enter due to extra locks, chains on doors/gates not being removed, or unkenneled pets, the worker's time will be charged to the resident(s)

X SX
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1.3 ADDITIONAL CHARGES

- Resident(s) will be charged for any service calls to repair items that resident(s) are responsible for maintaining
- Resident(s) will be charged for any service calls if technician or vendor observes no issues
- If a Work Order is cancelled due to the vendor or technician unable to contact the Resident(s), Resident(s) will be charged an administrative fee
- Resident(s) may **not** authorize any maintenance or repairs at Owner/Agent expense
- Resident(s) will **not** be reimbursed for any unauthorized repairs that the Owner/Agent is responsible for

1.4 VEHICLES

- Resident(s) and their guests, or invitees may park only on designated areas and not on the grass or any other non-designated areas
- Do not have any vehicles or trailers half parked in the driveway (if any) blocking the sidewalk
- Keep driveways (if any) free of oil, grease, clutter, and debris
- Do not keep inoperable, unlicensed or untagged vehicles or trailers on or about the property

X SX
Initial Here

1.5 PLUMBING

- Owner/Agent and Resident(s) have observed there are no clogs, stoppages or leaks in any waste pipes, drains, water pipes or plumbing fixtures at time of move-in
- Costs of repairs or clearance of stoppages in waste pipes, drains, water pipes or plumbing fixtures will be billed to the Resident(s) unless it has been determined Resident(s) were not the cause of the clog, stoppage or leak.
- Resident(s) will be liable for any damages caused by unreported clogs, stoppages, or leaks. Resident(s) shall reimburse Owner/Agent for any costs on demand

X SX
Initial Here

1.6 HVAC OR SWAMP

Evaporative Cooler (Swamp)

- Resident(s) are not responsible for replacing the pads/filters on the evaporative cooler, however, have permission from the Owner/Agent to do so at their own expense
- Resident(s) will not hold Owner/Agent responsible for any accidents, injuries and shall hold Owner/Agent harmless and indemnify Owner/Agent as to any mechanic's lien recordation or proceeding caused by Resident(s)
- Resident(s) agrees to pay all costs resulting from any damages the resident(s) may have caused and agrees to pay to the Owner/Agent on demand any costs associated with restoring the unit to the condition at the time of move-in, except for reasonable wear and tear

Package or Split Unit

- It is the resident(s) responsibility to replace the filter(s) at least once every three months
- Resident's failure to properly and timely replace the filters is a material breach of this agreement and Owner/Agent shall be entitled to exercise all rights and remedies it has against resident(s) and resident(s) shall be liable to Landlord for all damages to the property or HVAC system caused by resident(s) neglect or misuse
- Owner/Agent may charge a trip fee to perform the filter change, as required, at resident(s) expense

1.7 ELECTRICAL

- Resident(s) are responsible for replacing broken or burned-out light bulbs
- Reset tripped circuit breakers and oven timers
- Do not intentionally or negligently overload any circuits
- Do not tamper with, alter, bypass or divert any electrical lines, fixtures, outlets or meters
- Resident(s) will be responsible and liable for an tampering, alterations, bypasses or diversions of any electrical lines, fixtures, outlets or meters during their residency
- Do not unlawfully obtain or enable another person or entity to obtain electrical services or power unlawfully.

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1.8 FENCING & GATES

- Resident(s) understand that any fences or gates are not a required amenity and not guaranteed under the terms of the lease. Any interruption or non-availability of the use of the fence or gate will not violate any terms of the lease
- Resident(s) will not directly or neglectfully cause any damage to any fences or gates on or about the property
- Resident(s) will not allow pets (if any) to damage or dig under or near any fences or gates on or about the property
- Resident(s) are to report any damages to the fence or gate and provide the owner/agent the contact information of any homeowner sharing the fence or gate

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1.9 FIRE SAFETY

- Do not smoke or vape inside of the home
- Do not store or dispose of ashes in trash cans
- Do not build a wood fire in a fireplace (if any) that has connections for gas logs
- Do not use non-electrical heaters
- Do not use or store grills within 10 feet (horizontally or vertically) of the home or anything flammable
- Report any fire hazards immediately
- In the event of a fire, immediately contact 911 and then contact the maintenance department
- In the event of a fire, Resident(s) will be responsible and liable for all damages and will reimburse the Owner/agent for costs of repairs, maintenance, and restoration on demand.

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1.10 PEST CONTROL AND BEDBUG INFORMATION

This document is an Addendum and is part of the Rental/Lease Agreement, dated 12 month between Central Valley Capital, LP "Owner/Agent" and Saeng Xayachit)>> "Resident" for the premises located at 2255 E Thomas Ave, Fresno, CA 93701 Unit # (if applicable) _____

The Landlord has inspected the unit Prior to lease and knows of no pest activity or infestation. Pests include, but are not limited to, ants, bedbugs, cockroaches, fleas, mites, silverfish, termites, rats, other vermin and insects.
Resident(s) acknowledge that the Owner/Agent has inspected the unit and is unaware of any pests in or about the premises. Resident(s) has also inspected the premises prior to leasing and acknowledge there is no visible pest activity or infestation.

Resident(s) acknowledges that the Owner/Agent does not provide pest control services.

1. Resident(s) hereby agrees they are to maintain the premises and common areas in a manner to prevent and control possible infestationof pests, including bedbugs. ***If Resident(s) allow items, carrying pests or bedbugs on or about the premises, or infestations that cannot betraced to another source, understand and agree that they will be financially responsible for the cost of treatment to the premises, personal belongings and surrounded area and/or common areas as necessary to eradicate the infestation.***

2. Resident(s) agree to take reasonable steps to prevent, control and report any signs of infestation immediately to the Owner/Agent within forty-eight hours (48) of the actual or suspected infestation, and that notification shall constitute Tenant's permission for the Owner/Agent to enter the Premises to inspect. Resident(s) agrees to inspect the Premises and his/her personal property for signs of infestation.

3. ***Resident(s) agree they may be partially or fully, financially responsible or any and all costs of cleaning or pest control treatments incurred by the Owner/Agent to treat Resident(s) premises for infestation(s). If the Owner/Agent confirms the presence or infestation of pests after Resident(s) vacates the premises, Resident(s) may be responsible for the cost of necessary cleaning and pest control treatments. If the Owner/ Agent must treat adjoining or neighboring dwellings or units to Resident(s) premises, Resident(s) may be partially or fully financially responsible to relocate the neighboring resident(s) and/or clean and perform pest control treatments to eradicate infestations in those other units, dwellings or premises. Resident(s) agrees that if he/she fails to pay the Owner/Agent for any costs for which Resident(s) is liable, Resident(s) will be in default of his/her lease/rental agreement and the Owner/Agent will have the right to terminate Resident(s) right of occupancy and exercise all other rights and remedies under the lease agreement.***

4. In the event that there is a bedbug infestation within or about the premises, Resident(s) agrees to cooperate fully with and to undertake all efforts and tasks required by the Owner/Agent, and in the Owner/Agents sole discretion, or by Owner/Agents pest control company, employed to eradicate infestation(s). Resident(s) full cooperation includes but is not limited to making the premises available for entry to complete pest inspection and eradication treatment(s), completing all required pre-treatment activities, evacuating the premises during and after treatment for the required time frame, completing all required post-treatment activities, and immediately reporting ineffective treatment or re-infestations to Owner/Agent.

5. Except in those situation where Owner/Agent has bee grossly negligent, and/or as provided by law, Owner, Agent, Management, and it's employees, officers, and/or directors are not liable to Resident(s) for any damages caused by pests, including, but not limited to, personal expenses, replacement of furniture, and/or other personal items, including clothing, medications or medical expenses, or for the costs to treat, clean, and/or protect Resident(s) personal belongings. Owner, Agent, Management, and its employees, officers, and/or directors are not responsible for any damage done to Resident(s) unit or personal items during pest control inspections and/or treatments. Renter's insurance is strongly recommended and/or required, but it may also exclude coverage related to pest infestation issues.

6. Resident(s) and Owner/Agent further agree that any violation of this Addendum constitutes a material violation of the Lease, and Owner/Agent may terminate Resident(s) right to possession upon issuance of a three (3) day notice to perform or quit. Conduct that constitutes such a material health and safety breach includes failure to promptly notify Owner/Agent of actual or suspected infestation, Resident(s) lack of actions to prevent or control pests, refusal to permit Owner/Agent to enter or inspect for infestation or to perform eradication treatments, failure to complete all required pre-treatment and post-treatment activities, and failure to report ineffective treatment or re-infestations. Proof of the violation of this Addendum shall be by a preponderance of the evidence.

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The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

8/24/2025	Saeng Xayachit		
Date	**Resident**	**Date**	**Resident**
Date	**Resident**	**Date**	**Resident**
Date	**Resident**	**Date**	**Resident**

Central Valley Capital IV, LP ❒ by Aimee Belle Ba-ang CV Homes Agent for Landlord

Landlord **Individual Signing for Landlord** **Management Co. (If Applicable)**

8/26/2025

Date

2022 UPDATED LEASE

Audit Log

Document e-signed by Saeng Xayachit - saengxayachit1@gmail.com

Saeng Xayachit SX

Signature Date: 08-24-2025 - 02:57 PM UTC

IP Address: 172.59.48.56

Document e-signed by Aimee Ba-ang - aimee@osbornehomes.com

Aimee Belle Ba-ang ABB

Signature Date: 08-26-2025 - 12:53 PM UTC

IP Address: 143.44.185.40

Document completed

08-26-2025 - 12:53 PM UTC