

# Lease and Rental Agreements

Leases and rental agreements are legally binding documents between a tenant and landlord that detail the rights and responsibilities between both parties. **Note: Carefully read every section when reviewing agreements!**

**Key Elements of an Agreement** – Here are elements you may encounter when reviewing an agreement!

- **Parties Involved** - Clearly identifies the landlord and tenant with their names and contact information.
- **Property Description** - Provides a detailed description of the rental property, including its address and any specific terms about shared spaces or access.
- **Lease Term** - Specifies the duration of the lease, whether it's a fixed term or a month-to-month agreement.
- **Rent and Payment** - Outlines the rent amount, due date, acceptable payment methods, and any late fees.
- **Security Deposit** - Specifies the amount of the security deposit and how it will be handled.
- **Responsibilities** - Defines the responsibilities of both the landlord and tenant, including maintenance, repairs, and other relevant obligations.
- **Important Provisions** - Includes clauses about pets, smoking, subletting, early termination, and other important aspects of the tenancy.
- **Compliance with Laws** - Ensures the agreement adheres to all relevant California laws and regulations.

## **Other Important Items to Consider**

- **Lease vs. Month-to-Month Agreements** – A lease lasts for a set period (typically a year), while a month-to-month agreement exists monthly and can be terminated with notice (typically 30 days in advance).
  - Check out [Los Angeles County's Consumer & Business Affairs' page](#) for more information on agreements!
- **Rent Increases** - In California, there are restrictions on how much rent can be increased during the lease term.
- **Eviction** - Landlords can only evict tenants for specific reasons outlined in the lease and in accordance with California law.
- **Landlord-Tenant Laws** - California has specific laws protecting tenants, such as the right to a habitable dwelling and the right to receive notice before rent increases or evictions.

**Examples** – Below are some examples of different agreements.

- California Month-to-Month Lease Agreement
- California Roommate Agreement
- California Standard Residential Lease Agreement
- California Sublease Agreement