

Structure Properties Portfolio



1430 W Broadway Road #106 • Tempe, AZ 85282
(415) 237-6240

1. Residential Tenancy Agreement

1.1 INTRODUCTION

WFCM 2018-C46 2415 Mission LLC ("Owner") rents to

Juan Pedro Bolivar Puente ("Tenant") and Tenant agrees to rent:

3491 20th Street #40
San Francisco, CA 94110

(the "Premises"). No other portion of the building (the "Building") where the Premises is located is included for lease unless expressly provided for in this Residential Tenancy Agreement (the "Agreement").

The Premises is provided as ☒ unfurnished or ☐ furnished. The appliances provided at inception of the tenancy are described as: **Bed, Dresser, Desk, Nightstand, and Mini Fridge**

The Premises is a 0 bedroom unit. No conversion of any other space to a room is permitted, and any such conversion will not change the herein-defined number of bedrooms or sleeping areas for purposes of establishing the number of rooms under the provisions of any local rent laws or regulations, despite or regardless of Owner's inaction or consent to such conversion.

1.2 PARTIES TO AGREEMENT

This Agreement is between Owner and each named Tenant who is a signatory to this Agreement, individually and severally. Named signatory Tenants are jointly and severally responsible and liable for the performance of their obligations under this Agreement, including the payment of rent until such time as the tenancy in its entirety is terminated and the Premises is relinquished to Owner, regardless of whether any named Tenant occupies the Premises. The tenancy terminates when all occupants permanently vacate the Premises.

1.3 OCCUPANCY

Tenant(s) named in Paragraph 1 of this Agreement and no others is (are) the only "original occupant" who took possession of the Premises pursuant to this Agreement. "Original occupant" can only be the person, or persons, who took occupancy of the Premises at the inception of the tenancy. All other persons who are not "original occupants" shall be considered "subtenants."

1.4 TERM

The term of this tenancy shall begin on **05/27/2025** and end on **08/27/2025**, and thereafter shall be month-to-month on the same terms and conditions as stated herein, except for any changes lawfully imposed. This Agreement shall be effective on the last date executed by all parties, or on the date that Owner delivers possession of the Premises to Tenant, whichever occurs first.

1.5 PHYSICAL POSSESSION

If Owner is unable to deliver possession of the Premises at the commencement of the term, Owner shall not be liable for any damage caused thereby, nor shall this Agreement be void or voidable, but Tenant shall not be liable for any rent until possession is delivered.

1.6 RENT

The initial monthly base rent for the Premises shall be US **\$1,595.00**. All rent is due and payable in advance on the **1st** day of each and every month (the "Due Date") without offsets, deductions or credits. Owner reserves the right to make rent adjustments as allowed by law. All rent shall be payable to Owner, or Owner's designated representative. Tenant agrees always to pay rent by personal check, cashier's check, money order or online if online payments are made available by Owner, and not use cash unless specifically requested by Owner.

Rent shall be paid to Owner, or Owner's designated representative, at the following address: C/O Structure Properties, Inc. 1430 W Broadway Rd. #106, Tempe AZ, 85282 during normal business hours, or at such other place designated by Owner. Rent for any partial month shall be pro-rated at the rate of 1/30th of the monthly rent per day.

☒ The tenancy did not start on the first day of the month; therefore Tenant shall pay the following during the first months of the tenancy:

One month's rent at move-in: **\$1,595.00**. Prorated rent of **\$265.83** will be due on **06/01/2025**.

Thereafter Tenant shall pay the full monthly rent on the 1st day of each month.

In the event of roommates or another form of multiple occupancy, Tenant understands and agrees that rent shall be paid with a single payment and that it is entirely Tenant's responsibility to collect individual payments independently in order to submit a combined single payment. Tenant bears the risk of loss or delay of any payment made by mail. Owner must receive mailed rent payments on or before the Due Date. 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 such payment. Receipt of rent payment shall not establish a presumption that prior rent was paid or as a waiver of any right to demand unpaid rent. 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. Owner will accept rent payments only from Tenant. No third-party checks will be accepted, and Owner shall not be liable to Tenant in any way as a result of refusing any third-party check. Should Owner elect to accept a third-party check, such acceptance shall not be construed as a waiver of this provision, nor shall acceptance of the third-party payment be deemed as acceptance or acknowledgment of any third party or roommate as a tenant of Owner. Acceptance of rent by Owner or Owner's agent from anyone other than Tenant shall not create or establish a relationship between Owner and that third party. Rent tendered by a third party shall be deemed rent tendered on behalf of Tenant only and not on behalf of the third party regardless of whether it contains a restrictive endorsement. If Tenant pays online or by direct deposit, such payment shall be deemed to come from Tenant regardless of the source of the payment. Payment online or by direct deposit may be rejected or returned by Owner during the pendency of any legal action or in anticipation of a legal action. Failure or refusal by Tenant to cash Owner's rent refund check shall not defeat Owner's rejection of the rent being refunded. The parties agree that any deposit made by Tenant or subtenant after a tenancy has terminated, or after the expiration of a notice to pay or quit or to perform covenant or quit, shall be null and void and shall not constitute payment by Tenant or acceptance of rent by Owner unless Owner and Tenant agree in writing to the contrary.

1.7 FAILURE TO PAY

Pursuant to Civil Code Section 1785.26, Tenant is hereby notified that a negative credit report reflecting on Tenant's credit record may be submitted to a credit reporting agency if Tenant fails to fulfill the terms of their credit obligations, such as the financial obligations of this Agreement.

1.8 RENT BOARD FEES

Chapter 37A of the San Francisco Administrative Code (SFAC) allows the San Francisco Rent Board to collect a per-unit fee for each residential dwelling unit that is subject to the Rent Ordinance. This fee funds the cost of operating the Rent Board. Owner is entitled to recovery of a portion of the fee from the tenant(s) of each residential unit on November 1st of each year, up to a maximum of 50% of the annual fee for the unit. Tenant will promptly pay Owner for Tenant's share of the Rent Board fees when billed by Owner. Owner may "bank" the Rent Board fee and collect it in a later year. This means that Owner does not have to collect the fee in the year that it was due, but is entitled to collect the Rent Board fee in later years if so desired. The billing statement for the fee must specifically state the fee amount owed by Tenant for each year and the amount, if any, of security deposit interest due Tenant for each year owing. The bill should also state that the purpose of the fee is to fund the Rent Board, and that the fee is due and payable within thirty (30) days of the date of the bill. To the extent that SFAC Chapter 37A is amended or pass-through of additional fees is authorized under the Administrative Code, this provision will be deemed amended to conform to law and to confirm the obligation of Tenant to pay those additional pass-throughs and interpreted in a manner which complies with law.

1.9 SECURITY DEPOSIT

Before the commencement of the term, Tenant shall pay a security deposit of US **\$1,595.00** (the "Security Deposit") for the purposes set forth in Civil Code Section 1950.5. Owner may increase the Security Deposit up to the maximum allowed by law at any time with lawful notice. The parties agree that the Security Deposit is not rent and therefore not subject to any local rent control law. No trust relationship between Owner and Tenant is created because of the Security Deposit and Owner may commingle the Security Deposit with other funds of Owner. Owner may retain such amounts of the Security Deposit as allowed by law including, but not limited to, amounts required to remedy future defaults by Tenant in any obligation under this Agreement to restore, replace, repair, or return personal property or appurtenances, exclusive of ordinary wear and tear. Owner shall, within the time period allotted by law, refund any balance after such deductions to Tenant after Tenant has vacated the Premises. Tenant shall not be deemed to have vacated the Premises for purposes of this Paragraph until a) Tenant returns to Owner all keys to the Premises, and b) Tenant has surrendered the Premises to Owner free and empty of all persons. Any balance of the Security Deposit and an accounting of any deductions therefrom will be mailed to Tenant at the Premises unless Tenant provides, in writing to Owner, a mailing address to which the balance, if any, of the Security Deposit and the accounting should be sent. Owner's check or other payment refunding any balance of the Security Deposit may be made in the name of any or all of the original Tenants, regardless of the party who in fact made the deposit and regardless of the identity of the persons then occupying the Premises. Tenant may not apply the Security Deposit, or any portion thereof, to any month's rent including the last month's rent. If required by law, Owner shall pay to Tenant simple interest as directed by such law, less deductions, on the amount currently held as a Security Deposit less any lawful deductions or off-sets, provided the tenancy does not terminate before the Security Deposit has been held for one (1) year. Said payment of interest shall be made once a year commencing with the date the Security Deposit has been held for a year. Upon Tenant's surrender of the Premises, if the Security Deposit is insufficient to remedy Tenant's default in rent, to repair damage caused by Tenant, or to clean the Premises, Owner may use from the accrued unpaid interest such amounts as are necessary for those purposes. Subject to Paragraph 8 of this Agreement, accrued unpaid interest or balance thereof, if any, shall be mailed to Tenant at Tenant's last known address in the same manner as any refund of the Security Deposit. Failure by Owner to pay interest, if required by law, shall not constitute a defense in any unlawful detainer action. Owner may apply the Security Deposit, for any purpose as allowed by law, to any obligations of Tenant during the term of the tenancy, and in such case, upon thirty (30) days written notice to Tenant, Tenant shall restore the Security Deposit to the full amount provided herein. In the event of a change of roommates, if such change is allowed by law or by the written consent of Owner, the remaining Tenant assumes sole

responsibility for the condition of the Premises. The eventual return of the Security Deposit upon termination, and interest payments if any are required, will be directed solely to the Tenant as named herein.

1.10 LATE PAYMENTS

Tenant and Owner agree that Owner will sustain costs and damage as a result of any late payment of rent but that it will be impracticable or extremely difficult to fix the actual damage. Therefore, the following sum represents a reasonable and fair estimate by Owner and Tenant of the actual damage that would be sustained. Tenant agrees to pay a late charge equal to US **\$75.00** for any payment of rent not received by Owner within 5 calendar days of the Due Date. The provision for payment of a late charge does not constitute a grace period, and Owner may serve a Notice to Pay Rent or Quit on the day after the Due Date. Owner and Tenant agree that Tenant paying rent late on three (3) separate occasions within any twelve (12) month period shall constitute habitual late payment of rent and may be considered a just cause for terminating the tenancy. Payment of the late charge does not cure the late payment for purposes of establishing habitual late payment of rent. The late charge shall be imposed for failure to pay any portion of the rent, including those portions allocated to parking, storage, or any other service of tenancy. Such charges shall be immediately due and payable upon notice to Tenant. Failure to immediately pay the charges shall constitute a default under the terms of this Agreement. Payment or collection of a late fee, even if coupled with a rent remittance, shall not constitute a defense in an unlawful detainer action.

1.11 RETURNED CHECKS

Tenant and Owner agree that Owner will sustain costs and damage as a result of a check that is not honored by the bank on which it is drawn for any reason, but that it will be impracticable or extremely difficult to fix the actual damage. Therefore, the following sum represents a reasonable and fair estimate by Owner and Tenant of the actual damage that would be sustained. Tenant agrees to pay to Owner the additional sum of US **\$25.00** as a reimbursement of the expenses incurred by Owner. A dishonored check shall constitute late payment of rent and shall be subject to the provisions of Paragraph 10 above regarding late payment, including but not limited to habitual late payment of rent. Such charges shall be immediately due and payable upon notice to Tenant. Failure to immediately pay the charges shall constitute a default under the terms of this Agreement. Payment or collection of a charge for a dishonored check, even if coupled with a rent remittance, shall not constitute a defense in an unlawful detainer action. Owner reserves the right, as allowed by law, to demand payment of rent by certified funds, cashier's check, or money order for future payments in the event of any such returned check or any other monetary default by Tenant, and rent tendered in any other form may be refused by Owner. Nothing in this Paragraph shall limit other remedies available to Owner as a payee of a dishonored check. Owner and Tenant agree that three (3) returned checks in any twelve (12) month period shall constitute a frequent return of checks due to insufficient funds and may be considered just cause for recovery of possession of the Premises.

1.12 APPLICATION

Any Rental Application or related form submitted by Tenant is incorporated herein as though set forth in full. Any misrepresentations contained therein shall be considered a material fraud that may be actionable in any legal proceeding.

1.13 INDIVIDUAL LIABILITY

Each person who signs this Agreement, whether or not said person is or remains in possession of the Premises, shall be jointly and severally responsible and liable for the full performance of each and every obligation of this Agreement, including, but not limited to, the payment of all rent due and the payment of costs to remedy damage to the Premises, regardless of whether such damage was caused by Tenant, Tenant's guests, or Tenant's invitees. This joint and several liability provision applies for as long as the tenancy continues, even if all Tenant(s) who signed this Agreement have vacated.

1.14 INSPECTION OF PREMISES

Tenant agrees that furnishings, equipment, plumbing, heating, and electrical systems including smoke and carbon monoxide detectors, where applicable, are operative and are deemed satisfactory unless Owner is notified in writing by Tenant to the contrary within 48 hours after Tenant initially occupies the Premises. The failure by Tenant to provide such notification to Owner within 48 hours of occupancy shall be an acknowledgement by Tenant that the Premises is habitable and in good condition.

1.15 USE

The Premises shall be used as a permanent, full-time dwelling for residential purposes only and for no other reason. No retail or commercial use of the Premises shall be made unless such use conforms to applicable zoning laws and the prior written consent of Owner is obtained in advance of such proposed use. As a condition for granting such permission, Owner may require that Tenant obtain liability insurance for the benefit of Owner. Tenant and Tenant's guests shall not use the Premises, nor the Building or the property where the Premises is located, in violation of any law, statute, or ordinance. Use of the Premises for an illegal purpose shall constitute a substantial and material breach of this Agreement and shall be a just cause for recovery of possession of the Premises.

Tenant may not store or place any personal property outside of the Premises unless otherwise allowed by the terms herein, and Owner has the right to remove or dispose of any such improperly placed items without notice. Tenant shall refrain from storing gasoline, cleaning solvents or other flammable liquids or gases inside the Premises.

Use of Areas of Property Exterior to Premises: Notwithstanding any separate written agreement between the parties confirming the use

by Tenant of areas or elements in and around the Building that lie outside the Premises, Tenant acknowledges that Owner retains unilateral control, in Owner's sole discretion, of said areas or elements for the benefit of the Owner and all current or future occupants of the Building. Accordingly, Owner may, from time to time, change the location of Tenant's use of these areas or elements outside the Premises that are identified in the written agreement. Tenant confirms that the change of location shall not be deemed a reduction in housing services or a lack of consistency in application of Owner's standard operating procedures. The areas include, but are not limited to, those used for parking and storage, or use of areas to accommodate ingress/egress of pets, as well as locations of common area utilities, access and the placement of utilities, communications, mailings, or technology equipment of any sort, including the designated areas for receipt of packages and other items. Should the area change serve to negate relocation of the use entirely, Tenant confirms that a rent reduction equivalent to the amount identified in the written agreement at the time of execution shall serve as appropriate compensation for the loss of said use, subject, however, to annual increases in the amount equivalent to what is permitted by law.

1.16 NUISANCE

Tenant and Tenant's guests shall not disturb, annoy, harass, or endanger any other occupants of the Building, Owner, or the Building's neighbors. Tenant and Tenant's guests shall not commit waste or nuisance upon the Premises, in the Building, or on the property in which the Premises is located. A violation of this covenant shall constitute a substantial breach of this Agreement and shall be a just cause for recovery of possession of the Premises

1.17 FINES & PENALTIES

Tenant is responsible for any fines or other costs occasioned by violations of laws, restrictions, and regulations committed by Tenant or anyone else on the Premises or property during this tenancy. If any such fines or costs are levied against Owner, Tenant agrees to pay such fines or costs attributed to Tenant's tenancy or the conduct of Tenant, Tenant's guests, or others at the Premises upon receipt of an invoice from Owner. The obligation to pay fines and costs assessed against Owner may be in addition to any fines or penalties assessed directly against Tenant.

1.18 ASSIGNMENT AND SUBLETTING

Except as Owner is required to permit by law, Tenant may not assign this Agreement or sublet the Premises or any portion of the Premises. This obligation of Tenant is intended as a strict and absolute prohibition against subletting and assignment. Should the Premises ever be sublet or assigned for any reason, Owner reserves all rights under the Costa-Hawkins Rental Housing Act, successor statute, or local regulation to adjust rent. Moreover, Owner shall not acknowledge, screen, approve, or otherwise communicate with any subtenant or assignee, and rent shall only be accepted from Tenant. Any subtenants/assignees, while not a co-tenant, must nevertheless honor and abide by every term of this Agreement. Should all original occupants who took possession of the Premises pursuant to this Agreement no longer permanently reside at the Premises, any subtenants or assignees remaining in possession will be bound by all terms of this Agreement and shall be responsible to pay the adjusted monthly rent.

Tenant will notify Owner in writing if and when the Premises is no longer the permanent place of residency or the principal place of residency of Tenant. Owner and Tenant hereby agree that should Tenant fail to so notify Owner, Owner shall be damaged monetarily as follows: The monthly rent differential between what Tenant was paying when Tenant first began to no longer permanently reside at the Premises or use the Premises as a principal place of residence and the fair market monthly rent for the Premises during the same period. Therefore, in such instances where Tenant withholds this information from Owner, Tenant shall be liable to Owner for this difference in rental value for each month from the time Tenant ceases using the Premises as a permanent or principal place of residence through the time that Owner adjusts the monthly rent in accordance with law.

As used in this section, "assign" or "sublet" includes but is not limited to any transfer of the right to use or occupy the Premises. Tenant may not operate a membership service, company, club, or any organization that permits another person or entity to obtain some benefit or service from either the exclusive or non-exclusive use or occupancy of the Premises in exchange for the payment of money or other consideration

Tenant is advised that roommates who are subtenants may not be charged rent in excess of what Tenant is paying to Owner. In addition, Tenant's roommate(s) may only be charged rent that is no more than the subtenant's proportional share of the total current rent paid to Owner by Tenant for the housing services to which the subtenant is entitled to under the sublease. Tenant must, at the commencement of any subtenancy, inform the subtenant of the total rent that Tenant pays to Owner each month.

X J P B P
Juan Pedro Bolivar Puente

1.19 NO RELIEF FROM FORFEITURE

Owner and Tenant stipulate for purposes of Code of Civil Procedure Section 1179 that, as a condition for granting relief from forfeiture, Tenant shall pay all back rent, as well as any other damage or loss sustained by Owner, as a condition for relief from forfeiture. Such payments must be made within five (5) days after entry of any order granting relief from forfeiture.

1.20 SHORT-TERM RENTAL

Tenant is prohibited from offering all or part of the Premises for short-term rental, such as through Airbnb, VRBO, or other such sites or programs, regardless of any local laws that may be or have been enacted. Any advertising or online postings as well as actual rentals of the Premises to vacation or short-term guests shall constitute a material breach of this Agreement and shall be a just cause for recovery of possession of the Premises. Any person who is not a Tenant, as defined herein, who occupies any portion of the Premises, 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, and such occupancy constitutes unauthorized subletting or assignment, which is an illegal use as well as a substantial and material breach of this Agreement and shall be a just cause for recovery of possession of the Premises.

1.21 SMOKING

Smoking of any substance is not permitted in the Premises or in any common area of the Building. Tenant shall inform all guests or invitees of this smoking prohibition. Any breach of this provision by Tenant shall be deemed a material breach of the Agreement and may be just cause for terminating the tenancy. Tenant shall promptly notify Owner in writing of any incident where smoke is migrating into the Premises or Building common areas from sources outside of the Premises.

Tenant is hereby informed that there may be rental units in the Building where smoking is permitted. Owner shall not be liable for any damage or injury to Tenant's health or personal property, or any other person's health or personal property, occurring on the Premises or any part thereof, in connection with the use of tobacco or tobacco products by any other resident or occupant in the Building. Tenant acknowledges that other residents in the Building may be permitted to smoke inside of their units. If Owner has exercised proper diligence in ascertaining and disclosing the location of other units where smoking is, or has been, permitted, this disclosure still may not be accurate either in whole or in part. Owner's designation and disclosure of non-smoking areas does not make Owner the guarantor of Tenant's health, or of the smoke-free condition of the areas in which smoking is prohibited, or that the Building will be free from secondhand smoke. The attached San Francisco Tobacco Smoke Disclosure's accuracy is dependent in significant part on compliance by all residential tenants and their guests. Thus, while Owner has made every reasonable effort to ascertain and identify units where smoking is, will be, or has been permitted, this disclosure is not guaranteed or warranted to be accurate. As such, Tenant shall hold Owner harmless for any personal injury or property damage resulting from the disclosure of the use of or exposure to tobacco and tobacco products and shall indemnify Owner from any claim of personal injury asserted against Owner by any guest, invitee, or subtenant of Tenant. This hold-harmless and indemnity clause shall survive the termination of the tenancy and this Agreement.

Local ordinances may restrict the use of e-cigarettes on the Premises. The use of marijuana may only be done in accordance with local, state, and federal laws, and Tenant, as well as Tenant's guests, invitees, and subtenants must use smokeless delivery systems for any marijuana use.

1.22 PETS

No animals are allowed in or about the Premises, or in, on or about the property in which the Premises is located, even temporarily or with a visiting guest, except as allowed by law or by the express written consent of Owner. Tenant is hereby informed that there may be rental units in the Building where animals are currently allowed or may be allowed in the future. Owner shall not be liable for any damage or injury to Tenant's health or personal property or any other persons' health or personal property occurring on the Premises or any part thereof in connection with the presence of animals in or around the Building.

Prior to occupancy by Tenant and/or of the animal, any animals allowed at the Premises or in the Building or on the property pursuant to this provision or as required by law shall obligate Tenant to deliver the results of a DNA test of the animal, at Tenant's expense. Testing and results via Wisdom Panel, Viaguard, Basepaws, or similar services/products or via a veterinarian are all acceptable. For service animals as defined by the Americans with Disabilities Act, the fee for said DNA testing shall be refunded to Tenant within ten (10) days of delivery to Owner of the DNA test results and proof of payment by Tenant for said service, said refund not to exceed \$50.

Prior to occupancy by Tenant and/or of the animal, any animals allowed at the Premises or in the Building or on the property where the Premises is located pursuant to this provision or as required by law shall obligate Tenant to provide written documentation to Owner confirming liability insurance policy coverage to provide for the inclusion of the animal in reference to the insurance policy required pursuant to Section 46 of this Agreement.

If Tenant requires an "Assistive Animal" as a reasonable accommodation for a disability as defined by the California Government Code and United States Code, Tenant agrees to complete the Assistive Animal Request and Documentation form and to provide written verification from a health care provider or other credible party regarding Tenant's disability or disability-related need for the Assistive Animal, unless the disability or disability-related need for the Assistive Animal is obvious.

1.23 STORAGE

☒ No storage outside of the Premises is authorized, permitted, or provided under this Agreement. (If neither box in Paragraph 23 is checked, this provision applies.)

☐ Storage is allowed pursuant to the attached Storage Agreement. Tenant must accept delivered packages, mail, or letters directly into the Premises or other authorized area(s) for receipt of same as approved by Owner. The placement of packages, mail or letters in an area that

is not authorized exclusively for Tenant's storage use shall be a violation of this provision. Tenant may not receive packages at the Building pertaining to any commercial activity.

1.24 PARKING

☒ This Agreement does not provide for parking of any motor vehicle or motorcycle anywhere in or about the Premises, the Building, and/or the driveway(s). (If neither box in Paragraph 24 is checked, this provision applies.)

☐ This Agreement does provide for parking. Tenant's right to park is governed by the attached Agreement to Rent Parking Space. Tenant and their guests may not park in, block, or interfere with ease of use of any access areas, curb cut(s) or driveway(s) for parking at the property at any time. Blocking of these areas shall result in a towed vehicle, irrespective of any parking rights granted by this Agreement.

1.25 BALCONIES/PATIOS

Balconies and patios, if provided, are not to be used for storage of any kind, and only minimal outdoor furniture and potted plants with sturdy drip containers may be placed in these areas. Railings may not be used to hang towels, clothes, or other items. Tenant shall be considerate of outward appearances and potential hazards in the use of said facilities. The California Fire Code prohibits the use of charcoal grills, large propane grills, or other open-flame cooking devices in multi-family housing, and such usage is hereby prohibited anywhere in or about the Premises, in the Building, or in any backyard or garden areas of the property where the Premises is located. There is an exception for electric grills or small propane grills (one pound or less of liquid fuel) on open balconies or patios only; however, the use of these devices must be approved by Owner, in writing, before usage is allowed to occur.

1.26 ROOF/STAIRS/STAIRWELLS/FIRE ESCAPES

Use of the roof, stairs/stairwells and/or the fire escapes by Tenant, Tenant's guests, or Tenant's invitees is limited to emergency egress only. No other use is permitted, including but not limited to, the placement of personal property or refuse, hanging of signs, lights, laundry, antennas, satellite dishes or similar equipment. No storage of any kind will be permitted on the roof, stairs/stairwells, or the fire escapes or in other common areas. Owner reserves the right to remove any unauthorized personal property at any time without notice.

1.27 LIQUID-FILLED FURNITURE & AQUARIUMS

Waterbeds, liquid-filled furniture and aquariums are prohibited. If the Premises is located in a structure for which the original Certificate of Final Completion and Occupancy was issued after January 1, 1973, then liquid-filled furniture may be permitted only upon written consent of Owner and acceptance of liability by Tenant. Owner may require completion of a Waterbed Agreement in the case of a waterbed, which shall become part of this Agreement. In no event shall Tenant install a bidet or similar device without the advance written authorization of Owner, and any such installation shall only be completed by a licensed and qualified contractor.

1.28 UTILITIES

Tenant shall pay directly for all utilities, services and charges provided to the Premises except for those listed as follows:
All Utilities Included

For utilities required to be paid directly by Tenant, Tenant must place all utilities in Tenant's name promptly. Tenant agrees to comply with any energy, water conservation, or utility-sharing programs implemented by Owner. Tenant understands that the rent paid by the Building residents is separate from the cost of any utilities billed to Tenant. Nothing contained herein prevents Owner from passing through to Tenant utility costs as provided by law. Tenant shall be provided access to the Building and the Premises for the installation of utility and communication lines and services as required by law and upon prior written consent by Owner. To the extent that any utilities, services and charges provided to the Premises are not paid by Tenant as set forth above, Tenant agrees to only use such utilities, services and charges provided to the Premises which are reasonably necessary for the ordinary comfort and safety of Tenant to reside in the Premises. Excessive use of such utilities, services and charges provided to the Premises shall constitute a material breach of this Agreement. Tenant may not charge any device, including vehicles, in Building common areas or in designated parking/storage spaces without Owner's express written consent. If a parking area is rented to Tenant for Tenant's exclusive use, Tenant may not use the electrical outlet to charge Tenant's vehicle unless Tenant has obtained the express written permission of Owner to do so. Owner's requirement to provide utility services shall be limited to what is required by law. Tenant shall adhere to and comply with all energy and water conservation rules, laws, and regulations that are in effect.

1.29 INTERRUPTION OF SERVICES

Owner shall not be liable to Tenant or to any other person for damage, nor shall Owner be in default under this Agreement, for any interruption or reduction of utilities or services caused by someone other than Owner, or by Owner due to circumstances beyond Owner's reasonable control.

1.30 VIDEO SURVEILLANCE

Owner may, in Owner's sole discretion, install and maintain video surveillance devices and equipment ("Video Surveillance") throughout

the Building and common areas of the Building. Video Surveillance may be used by Owner and Owner's management to capture video (not audio) images only in common areas of the Building and shall not be directed inside of the Premises. With regard to Video Surveillance: (i) Video Surveillance is not a service of tenancy; (ii) Tenant is not entitled to view, receive, or otherwise analyze any images extracted from Video Surveillance; (iii) Tenant may not rely on any images captured by Video Surveillance to prevent, solve, or deter criminal activity in or around the Building or within, around, or otherwise impacting the Premises; (iv) Tenant acknowledges that the use of Video Surveillance is not an invasion of privacy, a means of tenant harassment, or in any way improper and that Tenant has no expectation of privacy in the common areas of the Building or the interior of the Premises that can be seen from the common areas of the Building when doors to the Premises are open or window coverings are open or removed; (v) Video Surveillance may be enhanced or eliminated at Owner's discretion at any time; (vi) Owner may utilize footage from Video Surveillance to ascertain whether or not Tenant is using the Premises as a permanent and/or principal place of residence; and (vii) the footage and images from Video Surveillance is solely Owner's property and may not, in Owner's discretion, be disseminated to anyone including Tenant or law enforcement officials; moreover, Tenant may not expect footage to be stored, kept, or maintained for any length of time. Tenant may not conduct video surveillance or capture video images of the common areas of the Building or install "Ring" type devices and equipment outside of the Premises.

1.31 IMAGES AND ADVERTISING

Owner may, at any time during the tenancy, photograph or otherwise record images of the interior of the Premises ("Images"). Oftentimes, Images are required for purposes of marketing the Premises for re-rental, advertising the Building for sale, or effectuating repairs of the Building and/or the Premises. Tenant hereby acknowledges and understands that Tenant has no expectation of privacy as to Images, provided the Images are captured in a lawful manner (for example, pursuant to a proper entry into the Premises and pursuant to a legitimate reason such as marketing the Building for sale, initiating repairs, or advertising the Premises for re-rental). Therefore, Tenant understands and accepts that Images from the interior of the Premises, which may include images and photos of Tenant's personal property and effects, could appear in the public domain such as online in virtual tours of the Building, multiple listing services or MLS online services commonly utilized by real estate professionals to market and sell properties, and other such mass media disseminations. In addition, and in conjunction with such marketing and advertising efforts, Tenant understands and acknowledges that real estate professionals, prospective purchasers/renters, and contractors may from time to time take Images of the Premises which may depict Tenant's personal property and belongings. Images may remain on the internet or within the public domain indefinitely, and Tenant acknowledges that Tenant has no right to privacy with regard to the depictions set forth in any such Images that may be procured during the tenancy. To this end, Tenant shall not impede or otherwise prevent lawful access into the Premises for the purpose of making repairs, marketing the Building for sale, or advertising the Premises for rental in instances where the entry or entries will involve the capturing and ultimate dissemination of Images within the public domain.

1.32 ALTERATIONS, CHANGES AND PROHIBITIONS

Tenant shall not remodel, renovate, paint, refinish floors, or otherwise alter or change the Premises, common areas, or any other parts of the Building. Tenant shall not apply adhesive paper to any cabinets, walls, or doors; nor shall Tenant hang any plants, planters or lighting fixtures from ceilings or walls; nor shall Tenant tack, nail or glue any coverings to floors or walls without prior written consent of Owner. Tenant shall not install or operate any large appliances like washing machines, clothes dryers, saunas, portable dishwashers, deep-freeze units or other appliances, pianos, or outside antennae on the Premises without prior written consent of Owner. Tenant may not install, place, or affix audio or video equipment or cameras outside of the Premises except as permitted by law. No plants, planters or plant boxes may be placed directly on floors, carpets, window ledges or on fire escapes. Upon termination of the tenancy, Owner shall have the option, at Owner's sole discretion, to require Tenant to restore the Premises to the original condition as received excepting normal wear and tear. All alterations, additions, or improvements that Owner has not required Tenant to remove shall become Owner's property and shall be surrendered to Owner upon the expiration or earlier termination of the Agreement.

1.33 LOCKS

Tenant shall not change any lock or alarm at the Premises or Building, or place additional locking devices or alarms upon any door or window of the Premises, without the prior written consent of Owner. In the event of such installation, Tenant shall provide Owner with keys/cards/codes ("Keys") to such locking device or alarm combination upon Owner's request. Any expense incurred by Owner as a result of Tenant's action, such as changing of locks or consignment of Keys, shall be reimbursed by Tenant upon demand, except as provided by law. Once installed, an approved lock may not be removed even when the Premises is vacated. Keys to the Premises are the exclusive property of Owner. Tenant shall not consign Keys to the Premises to any other person without the prior written consent of Owner. All Keys must be returned to Owner when the tenancy terminates. Tenant shall be charged for the cost of new locks and Keys if all Keys are not returned.

In the event that any Keys to the Premises or the Building are lost or consigned, Tenant shall be liable for the entire cost of all Key and lock replacement, at the discretion of Owner, as required for the security of the Premises or the Building. This may include the costs of re-keying/coding the entire Building if Owner, in Owner's sole discretion, deems such action is necessary.

Should Owner receive a request for access from a subtenant or guest of Tenant, Owner may, at Owner's discretion, grant access to the subtenant or guest if Tenant instructs Owner to do so. However, Owner's decision to accommodate this request shall not be deemed as an acknowledgment or approval of a sub-tenancy or subsequent occupancy of anyone.

Lockboxes are strictly prohibited and may not be installed anywhere in or around the Building without Owner's prior written authorization, unless required by law or fire and safety regulations. Any lockbox discovered in or around the Building will be immediately removed without notice or warning.

1.34 MAINTENANCE AND REPAIRS

Tenant shall, at Tenant's expense and at all times during the tenancy, maintain the Premises, furnishings, and appliances, if any, in a clean and good condition and shall surrender the same upon termination of tenancy in the same condition as received (excepting normal wear and tear). Any and all repair requests shall be made from Tenant to Owner in writing. Tenant understands that Tenant is responsible for replacing their own light bulbs, and for the costs of repair for all damage to the Premises, leased furnishings, and appliances, whether caused by Tenant or anyone else using, repairing, or attempting to repair the Premises, leased furnishings, and appliances during the tenancy.

Tenant must keep doors and windows, and access to them, unobstructed and not block them with personal items, and must maintain clear pathways into and through each room of the Premises. Tenant may not maintain the Premises in a manner that prevents necessary access through each room and to all doors and windows, inhibits necessary airflow and/or inhibits or interferes with appropriate heating or warmth of the Premises. Tenant shall not allow activities that could provide a potential haven for pest and mold growth, creates a fire hazard, or prevents the Premises' rooms from being used for their intended purposes.

Tenant may not make any alterations to cable or telephone wiring (such as may occur when changing telecommunications providers or adding phone lines) without prior written consent of Owner. The consent request regarding proposed alterations to inside wiring shall include the name, address, and telephone number of any new telecommunications provider. Tenant hereby agrees to and shall hold Owner harmless and indemnify Owner as to any mechanic's lien recordation or proceeding caused by Tenant, including all costs related thereto and paid by Owner to alleviate or remove any lien recordation or foreclosure proceeding caused by Tenant. Tenant agrees to pay all costs resulting from the alteration and agrees to pay Owner any costs incurred as a result of restoring the inside wiring to the condition at the time of move-in, except for reasonable wear and tear. Tenant must first obtain approval from Owner for any cable or internet provider seeking to install hardware within the Building and/or the Premises.

Except in an emergency, maintenance and repair requests must be made in writing and delivered to Owner. Tenant hereby confirms that such written notice shall also be deemed permission to enter the Premises to perform such maintenance or repairs in accordance with Civil Code Section 1954 and that no further written notice from Owner to Tenant is required for said entry. Tenant may not place any unreasonable restrictions upon such access or entry. Tenant may not dictate the time or date of such access or entry. The Premises shall be presumed to be in a state of safe and habitable condition unless and until Tenant provides written notice to the contrary and said notice is received by Owner.

In the event that the Premises is provided with hardwood floors or other non-carpeted floor surfaces, Tenant hereby agrees to keep at least 80% of such areas covered with floor rugs or carpet, at Tenant's expense, and the covering of such areas shall be for the purpose of reducing or muffling noise or sound transmission to areas outside the Premises. These covered areas shall include all hallways and other areas normally subject to foot traffic. Tenant shall not change or replace any window coverings visible from outside the Premises or the Building without the prior written consent of Owner.

The cost of repairs or clearance of stoppages in waste pipes, drains, water pipes or plumbing fixtures caused by Tenant's negligence or improper use of same and/or appliances in or connected to said fixtures are the responsibility of Tenant. Tenant shall reimburse Owner for the repair of damaged plumbing, fixtures, appliances and/or connected and ancillary mechanisms upon demand.

In the event that the rental agreement for the Premises confers exclusive use of areas of the property where the Premises is located containing landscaping, Tenant shall be required to properly maintain the landscaping at all times during the tenancy. The failure to maintain landscaping shall constitute a breach of a material lease covenant. Tenant shall promptly advise Owner 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. Tenant may not delegate the responsibilities of this Paragraph to any person, including a contractor or other landscaping professional, without the prior written consent of Owner. Should Owner consent to such third-party landscape maintenance provider, Owner shall be named as an additional insured on the provider's liability policy of insurance. Tenant shall comply with all water/drought restrictions.

Tenant acknowledges that the Premises and the Building from time to time may require, or in Owner's discretion need, renovations (including seismic retrofitting and the construction of additional dwelling units) or repairs to keep the Building in good condition and repair, and that such work may result in temporary loss of use of portions of the Building or the Premises and may inconvenience Tenant. Tenant agrees that any such loss shall not constitute a reduction in housing services, severance of housing services, or otherwise warrant a reduction in rent. Building repair work, including necessary or agreed upon repairs to the Premises, may occur during normal business hours regardless of whether or not Tenant or Tenant's household works from home, attends school remotely, or is otherwise using the Premises during the workday.

Tenant must communicate repair requests directly to Owner or Owner's agent, and in writing. Repair requests should be communicated to Owner or Owner's agent prior to lodging a complaint with the building department or other governmental enforcement agency. Non-emergency repair requests from guests or subtenants shall not be processed; however, should Owner elect to process such repair or maintenance requests from persons other than Tenant, that election shall not create a direct relationship between Owner and the third party and serves only to confirm Owner's interest in maintaining/repairing the Premises or Building.

1.35 DAMAGE TO PREMISES

If the Premises and/or Building are damaged by fire, flood, earthquake, or from any other cause so as to render them uninhabitable and therefore destroyed, the tenancy is terminated unless restored pursuant to law.

1.36 LEAD DISCLOSURE

Many homes and apartments built before 1978 have paint that contains lead (called lead-based paint). Lead from paint chips and dust can pose serious health hazards if not taken care of properly. The law requires that Tenant receive certain information before renting pre-1978 housing. By signing this Agreement, Tenant represents and agrees that Owner has provided Tenant with such information, including, but not limited to: EPA booklet entitled "Protect Your Family From Lead In Your Home" before Tenant signed this Agreement.

1.37 ASBESTOS

The Premises may contain asbestos or have original construction materials that contain asbestos. Asbestos is known to exist in the following locations: **NONE KNOWN**

(Copies of available reports, if any, are attached hereto for your reference and information.)

Damaging or disturbing the surface of asbestos-containing materials (ACMs) may increase the risk of exposure. Therefore, Tenant and Tenant's guests, contractors, or invitees shall not allow any action which may, in any way, disturb ACMs or any part of the Premises that may contain asbestos or ACMs. Tenant shall notify Owner immediately if Tenant knows or suspects that an ACM has been disturbed or if Tenant becomes aware of any ACM that is showing signs of deterioration.

1.38 MOLD/MILDEW

Tenant agrees to maintain the Premises in a manner that prevents the occurrence and infestation of mold or mildew in the Premises, including the use of bathroom exhaust fans and/or opening windows as necessary to avoid moisture build-up. Tenant agrees to uphold this responsibility in part by complying with the list of responsibilities in the addendum entitled, "Mold Notification." By signing this Agreement, Tenant represents and agrees that Owner has provided Tenant with such information, including, but not limited to the attached Addendum—"Mold Notification."

1.39 SATELLITE DISHES

Any satellite dish installations shall be subject to all of the following rules and conditions: a) Satellite dish must be installed within the interior of the Premises or inside balcony railings or windows; b) Satellite dish may not exceed one (1) meter in diameter; c) installation must comply with reasonable safety standards; d) Satellite dishes shall not be attached to or obstruct the immediate use of fire escapes, nor shall the wires from any such satellite dish to the Premises be attached to or extend across the fire escape, nor shall any wires be allowed to create a tripping hazard on the roof, stairs, fire escapes, etc.; e) installation must not damage Premises, including interior and exterior walls or other appurtenances; f) Tenant remains strictly liable for any injury or damage to persons or property caused by the satellite dish; and g) Tenant agrees to maintain sufficient liability coverage against any such injury or damage. Proof of such insurance must be provided to Owner, with Owner listed as an "Additional Insured," prior to approval of installation and upon each renewal of coverage. If Tenant contracts with any communications service provider, as that term is used in Article 52 of the San Francisco Police Code, said communications services provider shall agree to be bound by this Paragraph.

1.40 ENTRY AND INSPECTION

Owner shall have the right to enter the Premises pursuant to California Civil Code Section 1954. Owner shall give Tenant reasonable notice of the intention of Owner/Owner's agent to enter the Premises and shall enter only during normal business hours, unless otherwise agreed by Tenant. For purposes of this Paragraph, normal business hours shall be defined as 7:00 AM to 7:00 PM, every day of the week. Tenant may not place any unreasonable restrictions upon such entry. If, however, Owner reasonably believes that an emergency exists (such as a fire or flood) which requires immediate entry, such entry may be made without prior notice to Tenant. Tenant agrees and understands that Owner may give 24 hours' notice to enter via email. Tenant agrees to inform Owner in writing if Tenant changes their email address.

Tenant agrees and understands that if Owner provides 24 hours' written notice under California Civil Code, Tenant cannot require that Tenant be present. If Tenant has, after written notice to cease, continued to deny Owner access to the Premises, as required by law, such failure is a substantial breach of this Agreement and is a just cause for recovery of possession of the Premises.

If the Premises or the Building is required by any government agency, lender, or insurer to undergo inspections, repairs or alterations, Tenant agrees to cooperate fully with Owner so that all such inspections, repairs or alterations are made in as expeditious and efficient a manner as possible.

1.41 ELECTRICAL SAFETY

Tenant shall not recharge more than one U.L. listed lithium-ion battery powered personal micromobility device (electric skateboards, kick scooters, self-balancing unicycles, hover boards, and Segways) per resident, and in no event more than four such devices, in the Premises at a time. Tenant is prohibited from doing repair or maintenance on batteries and motors of personal micromobility devices within the Premises. A GFCI or AFCI outlet shall be used when charging personal transporters. Tenant shall reduce the risk of fire by never using wall taps or outlet adapters to increase the number of installed outlets available. Tenant shall unplug the charger immediately after charging is complete, and shall always be present while charging any micromobility device. Tenant shall never charge a micromobility device while sleeping.

Tenant shall avoid overloading circuits by ensuring multiple high amperage devices are not plugged into the same outlet. Per the SF Fire Code, extension cords shall not be a substitute for permanent wiring and shall not be routed through walls, ceilings, or floors, or under floor coverings or doors, and shall never be affixed to the Premises. Tenant shall not run extension cords from inside the premises to the outside, or from outside the premises to the inside at any time. Issues with electrical wiring of the Premises shall be reported to Owner immediately. Tenant shall not alter or tamper with outlets, circuit breakers or wiring at any time.

1.42 SMOKE AND CARBON MONOXIDE ALARMS

The Premises are equipped with functioning smoke alarms and/or carbon monoxide alarms as required by law, and Tenant shall be responsible for testing the alarm(s) monthly and immediately reporting any problems, maintenance or need for repairs to Owner. Most smoke and CO alarms are now 10-year units that no longer require battery changes, but if the alarm in the Premises is battery operated, Tenant is responsible for changing the alarm's battery as necessary, or for immediately reporting to Owner the need for assistance in changing batteries. Owner shall have a right to enter the Premises to check and maintain the alarm(s) as provided by law. It is expressly understood that Tenant must not, at any time, disable or remove an installed alarm, and to do so shall be considered a material breach of this Agreement, and Tenant shall be responsible for all costs and fees associated with the replacement of any devices that have been tampered with or disabled by Tenant, Tenant's guests, or invitees.

1.43 INVALIDITY

The invalidity or partial invalidity of any provision of the Agreement shall not render the remainder of the Agreement invalid or unenforceable. Violation by Tenant of any applicable ordinance or statute shall be deemed sufficient cause to recover possession of the Premises. Notwithstanding any other provision of the Agreement, each and every expressed term and condition set forth herein is deemed material by the parties.

1.44 MEGAN'S LAW

The California Department of Justice, sheriff's departments, police departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a database of the locations of persons required to register pursuant to Paragraph (1) of subdivision (a) of Section 290.4 of the Penal Code.

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 website 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 the offender resides.

1.45 ESTOPPEL CERTIFICATES

Tenant(s), and all other adult occupants of the Premises shall within five (5) days after receipt from Owner, sign and return to Owner an estoppel certificate, statement, or other such document signed by all occupants providing such information as Owner may reasonably request, under penalty of perjury, including, but not limited to, the amount of rent currently paid, the names of each occupant and their respective initial dates of occupancy, the date of the last rent increase, the status of each occupant entitled to special benefits based on age, health, disability, income, or other criteria under any provision of the local rent laws or other applicable law, the identity of furniture or fixtures that belong to Tenant, whether the rent includes any parking space or storage space, and the amount of any security deposit or prepaid rent and whether interest on said deposit has been paid and through which date. In addition, Tenant shall disclose, upon request, any information that Tenant believes would prevent any purchase of the Premises or would prevent Owner or a potential owner from moving into the Premises. Failure to deliver the above-described document within the five (5) days shall be a material breach of this Agreement.

1.46 INSURANCE/RENTER'S INSURANCE

Generally, except under specific circumstances, OWNER IS NOT legally responsible for loss to the Tenant's personal property, possessions or personal injury, and OWNER'S INSURANCE WILL NOT COVER such losses or damage. In addition, if damage to Owner's property or an injury is caused by Tenant, Tenant's guest(s), invitees, or child (children), Owner's insurance company may have the right to attempt to recover from Tenant(s).

Tenant shall, at all times during the term at Tenant's sole cost and expense obtain and maintain renter's insurance on a policy form commonly known as HO-4 that includes at a minimum the following insurance coverage: (1) Personal Liability coverage of at least US \$300,000.00 combined single limit per occurrence for Bodily Injury and Property Damage; (2) Replacement cost coverage for personal property plus twelve months Loss of Use coverage (also known as Additional Living Expense) coverage (3) the Premises listed above must be listed on the policy as the "insured premises" of the Tenant insured; (4) Owner is listed as a Certificate Holder and, as an additional insured; and (5) the carrier must provide thirty (30) days' notice of cancellation or non-renewal to Owner, except for non-payment of premium for which ten (10) days' notice shall be given. Tenant is responsible for any deductible under this policy.

Tenant must provide proof of such insurance to Owner at the inception of the tenancy. In addition, Tenant must provide to Owner proof of insurance on an annual basis. The failure to abide by this covenant shall constitute a material breach of this Agreement. The parties agree that the requirements of this paragraph benefit both the Tenant and the Owner.

1.47 HOLD HARMLESS

Owner shall not be liable for any damage or injury to Tenant, or to any other person, or to any property, occurring on the Premises or any part thereof, or in Building common areas, unless such damage is the proximate result of the intentional or unlawful act of Owner, Owner's agents, or Owner's employees. Tenant shall indemnify, defend and hold Owner and Owner's agents harmless from all claims of loss or damage to property and of injury to or death of any person or persons caused by the intentional acts or negligence of Tenant, Tenant's guests, Tenant's licensees, or Tenant's invitees, or their animals and pets, occurring in or about the Premises including other areas of the Building, adjacent sidewalks, and streets. Tenant hereby expressly releases Owner and/or Owner's agents from any and all liability for loss or damage to Tenant's property or effects whether the loss or damage occurs in the Premises, garage, storerooms or any other location in or about the Premises, arising out of any cause whatsoever, including but not limited to rain, plumbing leakage, fire or theft, except in the case that such damage has been adjudged to be the result of the gross negligence of Owner or Owner's agents.

Owner is not responsible for the delivery, acceptance, or receipt of, damage to or loss of the following: messages, packages, mail, or other material left at entrances to the Building, the Premises, or elsewhere on the property where the Premises is located.

1.48 HAZARD NOTICE

Pursuant to Government Code Section 8589.45, Tenant may obtain information about hazards, including flood hazards that may affect the Premises, from the internet website of the Office of Emergency Services at <http://myhazards.caloes.ca.gov/>. Owner's insurance does not cover the loss of Tenant's personal possessions and it is strongly recommended that the Tenant consider purchasing renter's insurance and flood insurance to insure all personal possessions from loss due to fire, flood, or other risk of loss. Owner is not required to provide additional information concerning the flood hazards to the property and the information provided pursuant to this section is deemed adequate to inform Tenant.

☐ (Check box if applicable) The property where the Premises is located lies in a special flood hazard area or an area of potential flooding.

1.49 NO WAIVER

No failure of Owner to enforce any term of the Agreement will be deemed a waiver of that term or of any other term of the Agreement. The waiver by Owner of any term of the Agreement will not be deemed to be a waiver of any subsequent breach of the same or any other term of the Agreement, nor will any custom or practice which may develop between the parties be construed to waive or to lessen the right of Owner to insist upon performance by Tenant of all the provisions of the Agreement, or support a claim of detrimental reliance by Tenant. The specification in the Agreement of certain acts or omissions as bases for eviction shall not be construed as limiting Owner's rights to evict for any other reason allowed by applicable law. Owner's acceptance of a partial payment of rent will not constitute a waiver of Owner's right to the full amount due, nor will Owner's acceptance of rent paid late ever constitute a waiver of Owner's right to evict Tenant for habitual late payment of rent. This covenant of the Agreement cannot be waived by Owner.

1.50 ABANDONED PERSONAL PROPERTY

State law permits Tenant, once Tenant vacates the Premises, to reclaim abandoned personal property left at the Premises, subject to certain conditions. Tenant may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner Tenant contacts Owner after being notified that property belonging to Tenant was left behind after Tenant moved out.

1.51 NON-RENT CONTROLLED JURISDICTIONS

The Agreement may be used for housing that is subject to the provisions of the San Francisco Residential Rent Stabilization and Arbitration Ordinance ("Rent Ordinance") or exempt in full or in part from said law. No provision of the Agreement will in any way create rights for Tenant under the Rent Ordinance for any exempt housing or building, nor create any contractual obligation on the part of Owner to comply with the Rent Ordinance or any mandate of the San Francisco Residential Rent Stabilization and Arbitration Board.

1.52 UNIT REGISTRATION

Tenant acknowledges that the Premises may be in a jurisdiction where periodic unit registration is required. Tenant shall cooperate with Owner's efforts to comply with the requirements of any governmental agency that requires or oversees apartment unit registration. Tenant acknowledges that Tenant's rent and other information regarding Tenant's tenancy at the Premises may be requested by the process, placed in the public forum and available for viewing online. For example, such information may include, but not be limited to, the following: (i) the name and business contact information of Owner or Owner's managing agent for the Premises; (ii) the business registration number of the Premises; (iii) the approximate square footage of the Premises, including the number of bedrooms and bathrooms within the Premises; (iv) the date that the tenancy at the Premises commenced; (v) the base rent of the Premises, and whether the base rent includes specified utilities such as water/sewer, refuse/recycling, natural gas, etc.; (vi) vacancies or occupancies that have occurred within the Premises during the previous 12 months; and (vii) any other information that the Rent Board deems appropriate. Tenant shall cooperate with Owner's efforts to annually supply required unit registration information, including permitting access to the Premises as needed in order to compile information sought during the annual registration process.

1.53 CONDOMINIUM/"TIC" REQUIREMENTS COMPLIANCE

☐ [Check here if the Premises is a condominium or "TIC"]. Tenant has been advised that the Premises is a condominium unit, or a unit in a tenancy-in-common ("TIC") building subject to a written TIC Agreement. Tenant understands and acknowledges that Tenant's occupancy of the Premises is to some extent governed by a Declaration of Covenants, Conditions & Restrictions (CC&Rs) and Rules & Regulations of a Homeowners Association ("HOA") if a condominium unit, or the TIC Agreement if a unit in a TIC building. All such documents are referred to as "Governing Documents." Tenant acknowledges that Tenant has been provided with the Governing Documents, or has had the opportunity to examine them, prior to entering into the Agreement, and that Tenant as well as anyone living with or visiting Tenant will at all times comply with the existing and future requirements of the Governing Documents, and that Tenant's failure, or that of anyone living with or visiting Tenant to do so, will constitute a material breach of the Agreement. Tenant further agrees that should Owner be assessed any fines or penalties by the HOA or TIC as a result of any conduct by Tenant or the parties associated with Tenant, Tenant will immediately pay to Owner, on Owner's demand, the full amount of any such penalty or assessment. Owner shall have no obligation to defend against or challenge the assessment levied by the HOA or TIC.

1.54 NEIGHBORHOOD DISCLOSURE

Tenant is advised to investigate, before signing this Agreement, the neighborhood or area conditions, including the following: schools; proximity and adequacy of law enforcement; crime statistics; proximity of registered felons or offenders; fire protection; other governmental services; availability, adequacy and cost of any wired or wireless internet connections or other telecommunications or other technology services and installation; proximity to commercial, industrial or agricultural activities; existing and proposed transportation, construction and development that may affect noise, view, or traffic; airport noise, noise or odor from any source; wild and domestic animals; homelessness and homeless encampments; open drug dealing; other nuisances, hazards or circumstances; cemeteries; facilities and condition of common areas; conditions and influences of significance to certain cultures and/or religions; and personal needs, requirements, and preferences of Tenant.

Tenant understands and agrees that neighborhood conditions are not under the control of Owner, and changes to neighborhood conditions from traffic, construction or other causes shall not be considered a basis for a claim of decrease in housing services. The same is true of the conduct of other occupants in, or visitors to, the Building. While Owner will seek enforcement of Building rules and standards in an even-handed manner and to a reasonable degree, the conduct of other people in lifestyle and personal interactions with Tenant is beyond the control of Owner and shall not be considered a basis for a claim of decrease in housing services.

1.55 HOUSE RULES

To protect the comfort, safety, and enjoyment of all Building residents, Owner has adopted the following rules concerning your conduct while a Tenant of the Premises. Owner reserves the right to make changes or adopt additional rules. Failure to comply with the rules will constitute a material breach of the Agreement and may constitute a just cause to terminate the tenancy.

55.1 Noise and Behavior- Tenant shall not make or permit any noise, or engage in or permit any other conduct that disturbs or offends other Building occupants or neighbors. Tenant must comply with the directions of Owner and Owner's determination shall be final. Tenant is responsible for ensuring that disturbing noises are not caused by Tenant's family, guests, or invitees. Tenant's social gatherings shall never become loud, boisterous, or generally objectionable, as judged by Owner in Owner's sole discretion, so as to interfere with the right of quiet enjoyment of other Building occupants and neighbors. Hosting a loud, boisterous party in violation of this rule may lead to Tenant's eviction. Consumption of alcoholic beverages by Tenant or Tenant's guests is prohibited in the common areas of the Building. Building occupants are expected to cooperate with each other in resolution of any disputes between them and shall be required to use the services of a local dispute resolution service if they are having difficulty at dispute resolution on their own. The failure or refusal of an occupant to use a resolution service shall be an admission that the occupant failing or refusing to use a resolution service is the wrongdoer in the dispute with the other Building occupant. Landlord's participation with a resolution service or attendance at any meeting or mediation at a resolution service shall be voluntary and not compulsory.

55.2 Parking- (if provided by agreement) Tenant shall park in Tenant's assigned place only and shall not permit visitors to use parking facilities. Only operational vehicles may be parked in parking areas. No storage of boxes, other personal items, or refuse is permitted in, or adjacent to, any parking space, or inside any garage or Tenant's parking stall. Motorcycles, motor-driven cycles, bicycles, and scooters shall not be stored in/on patios, fire escapes, hallways, common areas or other non-parking areas. Tenant promises to cooperate with Owner to allow access and/or restrict parking in areas in order to provide for waste services, cleaning, inspection, or other work at the Building.

In the event of vehicle abandonment, Tenant licenses Owner to tow said abandoned vehicle to a nearby curbside public parking spot, provided Owner notifies Tenant at least 24 hours in advance. Living, sleeping, eating, working, construction, and storage of items other than a personal vehicle, etc., are strictly prohibited in parking spaces or parking areas.

55.3 Bike Racks- If Owner has provided a bike rack in the Building, Tenant's use of the bike rack is at Tenant's own risk. Owner shall not be liable or responsible in any way for theft or damage to Tenant's bike(s). Tenant must provide a locking device and must cooperate with other Building residents to ensure that everyone is able to use the rack. The bike rack is provided as a courtesy only. Owner may, at Owner's sole discretion, remove the bike rack and discontinue this service for any reason, and Tenant hereby acknowledges that such a discontinuation or interruption of use shall not constitute a decrease in housing services.

55.4 Deliveries- Owner is not responsible or liable for the delivery, acceptance, or receipt of, damage to, theft or loss of the following: messages, packages, mail, or other material left at entrances to the Building or elsewhere in the Building. Tenant is expected to retrieve delivered items within 24 hours, and Owner reserves the right to remove packages that have been left unattended.

55.5 Building Appearance- Alterations that will affect the Building's appearance, such as window coverings, shall not be permitted without Owner's prior written approval. No signs, advertisements, posters, or similar displays, except burglary prevention notices, may be affixed to the exterior of any door or window or to any exterior wall without Owner's prior written approval. Garbage cans, brooms, mops, cardboard boxes, and similar articles are to be kept inside the Premises. Towels, rugs, clothing, and other articles are not to be hung from windows, railings, fire escapes or balconies. No entryway attachments such as key keepers for vendors (e.g., dog walkers) are permitted to be affixed in any way to the Building or the Building's entryway systems.

55.6 Lockouts- Tenant should take care not to lock themselves out of the Premises. If Owner is required to assist any Tenant in gaining entry to the Premises, Owner may charge Tenant the costs incurred for each successive lockout and may require Tenant to contract with a professional locksmith. Should Owner receive a request for access from a subtenant or guest of Tenant, Owner may, at Owner's discretion, grant access to the subtenant or guest if Tenant instructs Owner to do so. However, Owner's decision to accommodate this request shall not be deemed as an acknowledgment or approval of a sub-tenancy or subsequent occupancy of anyone.

55.7 Floor Covering- Owner requires that all rooms with hardwood or hard-surface flooring be 80% covered by carpeting. Carpet covering may be necessary to abate and control noise. Failure of Tenant to comply with any request to cover 80% of all rooms with hardwood or hard-surface flooring, including all hallways and other areas normally subject to foot traffic, shall constitute a just cause for recovery of possession of the Premises. In addition, furniture placed directly on wood flooring must have felt or carpet pads applied to all feet or bases that directly rest on the wood surface. Further, wood flooring must always be protected from abrasive wear and tear from furniture by utilizing rugs, carpeting, or office furniture pads placed under beds, chairs, and other objects that might damage the floor.

55.8 Wall Hangings- Adhesive picture hangers designed for such use and easy removal are permitted. Picture hangers employing a small nail or pin are also permitted. However, Tenant is responsible for the cost of any repairs or painting required as a result of the hanging of pictures or other objects.

55.9 Laundry Facilities- (if provided): Heavy articles are not allowed in the laundry machines or dryers. Tenant must remove contents from machines promptly when cycle is complete. Owner assumes no responsibility in the use of laundry equipment or for items lost, stolen or damaged therein. Laundry facilities are for the exclusive use of Tenant for Tenant's own clothing only. Owner may, in Owner's sole discretion, raise the fees for use of the machines, change the type of machines, add or reduce the number of machines, and change the manner of payment (including changing the technology used to pay) without notice, and any such raise shall not constitute an increase in rent or a reduction in housing services.

55.10 Cooperation with Waste Removal Laws- In addition to properly allocating recyclables, trash, food, and garbage as set forth above, Tenant shall cooperate with all waste removal laws now in effect or that become effective during the tenancy. This means that Tenant shall ensure that all of Tenant's waste is properly sorted and placed in the appropriate bin (for example, recycling, compost, hazardous waste, and landfill). Any fine levied against Owner for a violation of rules pertaining to the sorting of waste items shall be paid by the offending Tenant. Tenant agrees to always comply with all governmental recycling and composting requirements.

55.11 Refuse- Tenant must properly allocate recyclables, trash, food, and landfill to the appropriate recycling or receptacle containers (i.e., the green, blue, and black containers). In order to preserve the appearance and cleanliness of the Building, Tenant shall take care to prevent waste from dropping or spilling on carpeting, concrete, walkways, and/or other common areas. Tenant is responsible for the general cleanliness and sanitation of the Building. Please keep that in mind at all times. Tenant is required to cooperate with any recycling or other refuse programs in effect or implemented by Owner or the contracted scavenger service. Items too large to fit in any trash chute or refuse container must be carried to a designated area or disposed of by Tenant at Owner's direction. Owner may permanently close the trash chute at any time for fire and sanitary reasons, and the closure of such chutes shall not constitute a decrease in housing services. Tenant is liable for any additional costs involved in hauling or disposing of any items not collected by any contracted scavenger service. Refuse is to be placed inside designated containers or chutes. Doors and lids should be closed properly and not slammed. Tenant shall ensure that all boxes are broken apart before being placed in the appropriate recycling containers. Tenant shall be responsible, at Tenant's expense, for hauling to the dump those items too large to fit in the recycle or receptacle containers. Tenant shall not dispose of any flammable liquids, rags, or other items soaked with flammable liquids, or any other hazardous material(s) in recycle or receptacle containers. No cost removal of bulky items such as furniture, appliances or electronics is available to residents. Contact Recology at www.recology.com or call (415) 330-1300 for program information, limitations or to make a Bulky Item Recycling appointment.

55.12 Relocation/Replacement of Services- With respect to any housing service which Owner may provide to Tenant outside of the Premises in which Tenant resides, including, but not limited to, (1) garage facilities, (2) parking facilities, (3) driveways, (4) storage spaces, (5) laundry rooms, (6) decks, (7) patios, or (8) gardens on the same lot, or (9) kitchen facilities or lobbies in single room occupancy (SRO) hotels, and regardless whether such housing service is provided at the inception of the tenancy or at any point in time thereafter, Owner reserves and retains the right to relocate such service to any other location on the lot which contains the Premises, in Owner's sole and absolute discretion. In the event of such relocation, Tenant shall be given at least 3 days' notice of any such relocation, and, to the extent that any personal property (e.g., vehicle or stored items) must be moved, Tenant shall move all such personal property to the newly designated location within 7 days of the service of such notice of relocation by Owner. Any failure by Tenant to timely move all such personal property shall be a material breach of this Agreement, warranting recovery of possession of the Premises. Owner shall provide a comparable housing service for those services that are relocated. Tenant has no right to have any such housing service located in any particular part of the Building. Tenant has no right to have any such housing service located in any particular part of the property where the Premises is located.

55.13 Unit Care- Before washing or cleaning walls, drapery or carpet, Tenant must consult Owner for the appropriate method or for recommended vendors to perform such work. Tenant shall be responsible for any damage caused by the employment of any improper method or vendor and/or the cost of redoing the work or restoring damaged articles or property to Owner's satisfaction if the method applied or the vendor employed was unsatisfactory. Tenant may not burn incense and may not leave burning candles unattended. Tenant may not install air conditioners, ventilators, or window screening devices without Owner's prior written approval. Tenant shall not paint

the Premises or any portion thereof without prior written consent of Owner. In the event such permission is given, Tenant shall restore the original paint colors prior to vacating the Premises. Tenant shall be responsible for all costs involved in such repainting. Any accessories such as towel bars, coat hooks or built-in closet shelves may not be added without the prior written consent of Owner. Once installed, they may not be removed even upon vacating the Premises. Garbage disposals, dishwashers, and other appliances, if provided, must be used only for the intended purpose for which they were designed and constructed. Garbage disposals and other plumbing facilities must be used only for the purpose for which they were designed and constructed. Fats, vegetable and animal oils, and hard objects should never be poured down drains. Nothing but bodily waste and toilet paper should be flushed down the toilet. Specifically, no paper towels, facial tissues, napkins, baby wipes, condoms, tampons, Q-tips, dental floss, or cat litter should ever be flushed.

1.56 ATTORNEY'S FEES

In any action or proceeding arising out of or related to this Agreement or the Premises, including actions for unlawful detainer, each side shall bear their own attorney's fees and court costs.

1.57 CAPTIONS

The captions in the Agreement are to assist the parties in reading the Agreement and are not a part of its terms or provisions.

1.58 DISCLOSURE OF PERSON(S) AUTHORIZED TO MANAGE THE PREMISES AND INFORMATION FOR SERVICE OF PROCESS AND NOTICES AND THE PAYMENT OF RENT

The following information is provided as required by California Civil Code Section 1962.

58.1 Service of Process and Notices: The following is (check one)

☐ Owner ☒ The person authorized to manage the Premises who is authorized to act for and on behalf of the owner for the purpose of service of process and for the purpose of receiving and reviewing documents, notices, and demands:

Structure Properties (415-237-6240)

3727 Buchanan Street, Floor 4, San Francisco, CA 94123

58.2 Rent Payments: The person or entity to whom rent payments shall be made:

☒ The person identified in Paragraph 58.1

If a person or entity other than the Owner of the Building is listed in this Paragraph as authorized to manage the Premises, this means Owner has contracted with the person or entity to manage the Premises on Owner's behalf. Unless otherwise specified in this Agreement, for any obligations Tenant has to Owner, Tenant shall tender their performance to the agent identified in this Paragraph as the person or entity authorized to manage the Premises. For example, if Tenant is required to seek Owner's written permission before engaging in certain conduct, Tenant shall seek such permission from the agent identified in this Paragraph as the person or entity authorized to manage the Premises. The agent identified in this Paragraph as authorized to manage the Premises is authorized to act for and on behalf of the Building's ownership with respect to all of Owner's obligations under this Agreement unless changed in writing by the Building's ownership. By executing this Agreement, Tenant acknowledges that Tenant has received a copy of this Agreement upon its execution.

1.59 ENTIRE AGREEMENT:

This Agreement consists of the herein numbered Paragraphs 1-61 and attachments identified in this Agreement as: (Owner to check all that apply)

- DPH Mold Information Booklet
- Mold Notification
- EPA Booklet "Protect Your Family From Lead In Your Home"
- Disclosure of Information on Lead-Based Paint & Lead-Based Paint Hazards
- San Francisco Waste Disposal Addendum
- San Francisco Tobacco Smoke Disclosure
- SFAA Fire Safety Disclosure Addendum
- Bed Bug Notification Addendum
- ☐ Parking Agreement
- ☐ Pet Agreement

☐ Storage Agreement

☒ Affidavit of Disclosure of Neighboring Place of Entertainment

☒ Addendum - AB 1482 Notice: If the Premises is subject to the Tenant Protection Act of 2019, the following information is being disclosed to you: California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information. Nothing in this Addendum should be construed as a representation that the Premises is in fact subject to either Civil Code Sections 1947.12 or 1946.2.

☐ Notice of Exemption from AB 1482 for Single Family Homes and Condos: YOU ARE HEREBY NOTIFIED IN ACCORDANCE WITH CIVIL CODE 1946.2 that this property is not subject to the rent limits imposed by §1947.12 of the Civil Code and is not subject to the just cause requirements of §1946.2 of the California Civil Code. This property meets the requirements of §1947.12 (d)(5) and §1946.2 (e)(8) of the Civil Code and Owner is not any of the following (1) a real estate investment trust, as defined by §856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

☒ Other: **Early Termination of Tenancy Addendum, Notice of AB 1482, Disclosure Neighboring Place of Entertainment, Sight Unseen Addendum**

1.60 TERMINATION

After the expiration of the original term of this Agreement, Owner may terminate the tenancy in accordance with applicable law. If Tenant intends to vacate at the end of the original term of this Agreement, or at any other time after the original term of this Agreement, Tenant must give Owner at least thirty (30) days prior, written notice of Tenant's intention to terminate the tenancy and vacate the Premises. Tenant may rescind said notice within five (5) calendar days after it is served on Owner without incurring liability to any person. Such rescission must be in writing and delivered to Owner. Thereafter, if Tenant fails to vacate the Premises on or before the date set forth in Tenant's notice, Tenant shall be liable for any costs incurred by Owner or any third parties who relied upon Tenant's notice terminating the tenancy. Tenant's failure to pay any such sums within twenty (20) days after demand shall be deemed a material breach of the Agreement.

Upon termination, Tenant shall completely vacate the Premises and any parking or storage areas; give written notice of Tenant's forwarding address; and deliver all keys, furnishings, if any, to Owner in the same condition as received excepting normal wear and tear. Rent shall be due and payable through the end of the notice period or the date Tenant vacates, whichever comes later. "Vacate" as used herein means to deliver possession of the Premises free of all persons and personal property. Tenant further agrees to defend, protect, indemnify, and hold Owner harmless from any and all damage, lost rents, costs, expenses, losses, claims and liabilities, including attorney's fees, arising in any way out of Tenant's failure to comply with the provisions of Tenant's notice. It is agreed by the parties to this Agreement that delivery of possession shall be deemed to occur when Tenant delivers the keys to the Premises to Owner or Owner's agent during normal business hours as stated in this Agreement. Any attempt by Tenant to terminate the Agreement prior to the end of the original term shall be deemed to be a breach of the Agreement, and Owner shall be entitled to recover all damage or loss occasioned thereby, including leasing commissions, advertising expenses, utilities maintained to show the Premises, and all unpaid rent through the original and/or unexpired term of the Agreement.

1.61 AGREEMENT

Owner and Tenant acknowledge and agree that the drafting of the Agreement was the product of negotiations. The Agreement shall not be construed against either Owner or Tenant on the ground that such person authored or drafted the Agreement. The foregoing constitutes the entire agreement between the parties and may be modified only in writing signed by all parties except that Owner may change the terms of the tenancy and the Agreement pursuant to Civil Code Section 827. If Owner changes a term of the tenancy pursuant to Section 827, then by remaining in possession of the Premises when the change takes effect, Tenant is deemed by such affirmative act to have consented to the change.

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

X J P B P
Juan Pedro Bolivar Puente

2. Mold Addendum

2.1 MOLD NOTIFICATION

It is Owner's goal to maintain the highest quality living environment for Tenant. Therefore, know that the Owner/Owner's agent has

inspected the Premises prior to lease and knows of no damp or wet building materials and knows of no mold or mildew contamination.

Tenant is hereby notified that mold, however, can grow if the Premises and furnishings are not properly maintained or ventilated. If moisture is allowed to accumulate in the Premises, it can cause mildew and mold to grow. It is important that Tenant regularly allow air to circulate in the Premises. It is also important that Tenant keep the interior of the Premises clean and that they promptly notify the Owner of any leaks, moisture problems, and/or mold growth.

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

1. Tenant agrees to keep the Premises free of dirt and debris that can harbor mold.
2. Tenant agrees to immediately report to Owner any water intrusion, such as plumbing leaks, drips, or "sweating" pipes.
3. Tenant agrees to notify Owner of overflows from bathroom, kitchen, or Premises laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
4. Tenant agrees to report to Owner any significant mold growth on surfaces inside the Premises.
5. Tenant agrees to allow Owner to enter the Premises to inspect and make necessary repairs.
6. Tenant agrees to properly ventilate the bathroom while showering or bathing and to report to Owner any non-working fan or window.
7. Tenant agrees to use exhaust fans, if provided, whenever cooking, dishwashing or cleaning.
8. Tenant agrees to use all reasonable care to prevent outdoor water from penetrating into the interior of the Premises.
9. Tenant 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. Tenant agrees to notify Owner / Agent of any problems with any air conditioning or heating systems that are discovered by the Tenant.
11. Tenant agrees to indemnify and hold harmless Owner from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that Owner may sustain or incur as a result of the negligence of the Tenant or any guest or other person living in, occupying, or using the Premises.

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

X J P B P
Juan Pedro Bolivar Puente

3. Lead Based Paint Addendum

3.1 DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARDS

Note: For purposes of this Disclosure the terms "Lessor" and "Lessee" are used interchangeably for "Owner" and "Tenant".

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 taken care of 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.

Owner's Disclosure (Owner to check appropriate boxes)

(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 and described as:

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

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

☐ Lessor 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):

X Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment

(c) Lessee has received copies of all information, if any, listed above.

(d) Lessee has received the pamphlet, "Protect Your Family from Lead in Your Home."

Agent's Acknowledgment

(e) Agent has informed the Owner of the Owner's obligations under 42 U.S.C. §4852d and is aware of their responsibility to ensure compliance.

Certification of Accuracy

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

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

X J P B P
Juan Pedro Bolivar Puente

4. San Francisco Waste Disposal Addendum

4.1 LEASE ADDENDUM FOR SAN FRANCISCO BUILDINGS AFFECTED BY PUBLIC WORKS AND ENVIRONMENTAL ORDINANCES REGARDING TRASH/WASTE/RECYCLING AND COMPOSTING

San Francisco Public Works Code Section 170 requires all property owners and users to remove any cans, containers, or receptacles used for the collection of garbage, refuse, ashes, cinder, sludge, offal, broken glass, crockery, tins, boxes, animal or vegetable matter, rubbish or other like matter, recycling, or green waste, except on the day the contents of said receptacles are to be collected by the licensed collector thereof or after the hours of 6:00 PM of the day immediately prior to the day of said collection, to be absent from the sidewalk, street, or any other dedicated public right-of-way. All receptacles must be stored in an enclosed area or other area that blocks views of the receptacles from the public sight unless placed in view for collection, and must be removed from public sight immediately after collection occurs. This means that Owner reserves the right to re-configure, reconstruct, and redesign the common areas to accommodate storage of the receptacles in the building. This change to and possible modification of common areas shall not constitute a decrease in housing services for which a rent reduction may be awarded. Tenant agrees to immediately comply with all noticed changes to House Rules and building policies with regard to the placement, storage, and use of receptacles in accordance with Public Works Code Section 170. Any fines imposed by the Director of Public Works for violation of this section may be passed onto the offending Tenant(s).

San Francisco Environment Code requires all persons to separate recyclables, compostable and landfill trash and to participate in recycling and composting programs. This means that Owner must provide separate recyclable, compostable, and trash bins. The recyclable bin is blue, the compostable bin is green, and the trash bin is black. Please note that Tenant must educate themselves on what items shall be placed into which bin. Owner shall make literature available to Tenant explaining how to source separate recyclables, compostable(s) and trash. Please note that because these bins must be placed together, Owner may have to re-configure or relocate the receptacle area in the building. Such modification shall not constitute a decrease in housing services for which a rent reduction may be awarded. Tenant agrees to cooperate with Owner's recycling, composting, and trash disposal programs at all times during the tenancy. This is a material lease covenant, and violation thereof may cause termination of the tenancy and/or a pass-through of any fines levied against Owner.

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

X J P B P
Juan Pedro Bolivar Puente

5. San Francisco Tobacco Smoke Disclosure Addendum

5.1 TOBACCO SMOKE ADDENDUM

This document is an Addendum and is part of the Agreement dated 05/27/2025 between WFCM 2018-C46 2415 Mission LLC (Owner) and Juan Pedro Bolivar Puente (Tenant) for the premises located at 3491 20th Street #40 San Francisco, CA 94110

1. **Smoking Policy:** Pursuant to Article 19F of the San Francisco Health Code, smoking of tobacco products is not allowed:

- In enclosed common areas of multi-unit residences including elevators, covered parking areas, lobbies, waiting areas, interior halls and stairwells; shared bathrooms, cooking, dining, lounge, laundry facilities and recreation areas; etc.
- Within 10 feet of a door or window located within the perimeter of an outdoor common area.
- Around or near the building entryway, exit, operable doors or vents.

X Smoking of tobacco products is prohibited on the entire property and Building, including individual units, common areas, and adjoining grounds unless otherwise allowed pursuant to SFHC Article 19F.

Effect on Current Tenants/Individual Units: Tenant acknowledges that current residents of the rental community under a prior Rental/Lease Agreement will not be immediately subject to the terms of this Addendum or this Smoking Policy. As units turn over, or residents enter into new Rental/Lease Agreements, this Addendum and Smoking Policy will become effective for their unit or new agreement.

2. **Non-Smoking Areas:** Tenant and members of Tenant's household shall not smoke tobacco products in any area in which smoking is prohibited, nor shall Tenant permit any guest or visitor under the control of Tenant to do so. Tenant shall inform their guest(s) of any Non-Smoking Areas. Tenant shall promptly notify Owner in writing of any incident where tobacco smoke is migrating into Tenant's unit from Non-Smoking Areas.

3. **Owner Not Guarantor of Smoke-Free Environment:** Tenant acknowledges that Owner's adoption of NonSmoking Areas does not make the Owner the guarantor of the Tenant's health or of the smoke-free condition of the areas in which smoking is prohibited. However, Owner shall take reasonable steps to enforce this addendum. Owner shall not be required to take steps in response to smoking unless Owner has actual knowledge or has been provided written notice.

4. **Other Residents Are Third Party Beneficiaries of this Addendum:** Owner and Tenant agree that the other occupants of the Building are the third party beneficiaries of this Addendum. An occupant may sue another occupant to enforce this Addendum but does not have the right to evict another occupant. Any lawsuit between occupant regarding this Addendum shall not create a presumption that Owner has breached this Addendum.

5. **Effect of Breach:** A breach of this Addendum by Tenant shall be deemed a material breach of the Rental/Lease Agreement and grounds for immediate termination of the Rental/Lease Agreement by Owner.

6. **Disclaimer:** Tenant acknowledges that this Addendum and Owner's efforts to designate Non-Smoking Areas does not in any way change the standard of care that Owner would have to any tenant household to render buildings and premises designated as non-smoking any safer, more habitable, or improved in terms of air quality than any other rental premises. Owner specifically disclaims any implied or express warranties that the Building common areas or the Premises will have any higher or improved air quality standards than any other rental property. Owner cannot and does not warrant or promise that the Premises or any other portion of the Building including common areas will be free from secondhand smoke. Tenant acknowledges that Owner's ability to police, monitor or enforce this Addendum is dependent in significant part on voluntary compliance by Tenant and Tenant's guests.

7. **Damage to the Unit:** Tenant acknowledges that the damage caused by smoking tobacco products is considered above normal wear and tear and will damage surfaces and fixtures, including the carpet, carpet pad, wallboard, window coverings and ceilings. Depending on the severity of the damage, costs for restoration of the unit may include, but are not limited to, cleaning, sealing, painting, deodorizing, and possible replacement of fixtures and various surface materials.

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

X J P B P
Juan Pedro Bolivar Puente

6. Bedbug Addendum

6.1 BEDBUG NOTIFICATION ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 05/27/2025 between WFCM 2018-C46 2415 Mission LLC (Landlord) and Juan Pedro Bolivar Puente (Resident) for the premises located at
3491 20th Street #40
San Francisco, CA 94110

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 bedbug 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.

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 bedbug infestation, or have other maintenance needs, please provide your notice to your property manager.

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.

- **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 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 PCO 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 bedbugs. 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.
- Resident should avoid using appliances, electronics and furnishings that have not been thoroughly inspected for the presence of bedbugs. Make sure that the electronics, appliance, or furniture company has established procedures for the inspection and identification of bedbugs 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 bedbugs. 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.)

By initialing below, you acknowledge and agree to the terms in Section 6.

X JPB
Juan Pedro Bolivar Puente

7. Personal Micromobility Devices

7.1 PERSONAL MICROMOBILITY DEVICES

E-bikes, electric scooters, electric hoverboards or other personal micromobility devices may not be stored or charged on the premises, except as provided below.

As provided in Civil Code 1940.41 "[p]ersonal micromobility device" means a device with both of the following characteristics: (A) It is powered by the physical exertion of the rider or an electric motor; and (B) It is designed to transport one individual or one adult accompanied by up to three minors

Resident may, as required by Civil Code 1940.41, "[s]tor[e] and recharg[e] up to one personal micromobility device in their dwelling unit for each person occupying the unit if the personal micromobility device meets the requirements in subparagraphs (i) or (ii) below. If the device

only meets subparagraph (iii) below, it may be stored, but not charged in the dwelling unit.

(i) The device is not powered by an electric motor.

(ii) The device complies with the following safety standards: (a) For e-bikes, UL 2849, the Standard for Electrical Systems for E-bikes, as recognized by the United States Consumer Product Safety Commission, or EN 15194, the European Standard for electrically powered assisted cycles (EPAC Bicycles) or (b) For e-scooters, UL 2272, the Standard for Electrical Systems for Personal E-Mobility Devices, as recognized by the United States Consumer Product Safety Commission, or EN 17128, the European Standard for personal light electric vehicles (PLEV).

(iii) The device is insured by Resident under an insurance policy covering storage of the device within the Resident's dwelling unit. Charging the device in the unit is prohibited if the device does not meet the safety standards in (ii) even if the device is insured by Resident as required by this subparagraph. Resident must provide proof of such insurance to the landlord on demand.

Repair or maintenance of batteries and motors of personal micromobility devices is prohibited within the rental unit. However, a resident may change a flat tire or adjust the brakes on a personal micromobility device within the rental unit.

Notwithstanding the provisions above, any personal micromobility device must be stored in compliance with applicable fire code and in compliance with the Office of State Fire Marshal Information Bulletin 23-003 regarding lithium-ion battery safety, issued April 3, 2023, or any updated guidance issued by the Office of the State Fire Marshal regarding lithium-ion battery safety. The applicable bulletin is attached to this Notice of Change of Terms.

By initialing below, you acknowledge and agree to the terms in Section 7.

X J P B P
Juan Pedro Bolivar Puente

8. Disclosure of Neighboring Place of Entertainment

8.1 DISCLOSURE OF NEIGHBORING PLACE OF ENTERTAINMENT

For Residents in San Francisco properties built BEFORE 2005 and within 300 feet of a Place of Entertainment as defined by San Francisco Administrative Code Section 116

You are purchasing or leasing property that is adjacent or nearby to: Doc's Clock at 2417 Mission St San Francisco, CA 94110

This venue is an existing Place of Entertainment, as defined in Police Code Section 1060, which includes establishments such as live music venues, nightclubs and theaters. This establishment may subject you to inconveniences or discomfort arising from or associated with its operations, which may include, but are not limited to, nighttime noise, odors, and litter. One or more of the inconveniences or discomforts may occur even if the Place of Entertainment is operating in conformance with existing laws and regulations and locally accepted customs and standards for operations of such use. If you live near a Place of Entertainment, you should be prepared to accept such inconveniences or discomforts as a normal and necessary aspect of living in a neighborhood with mixed commercial and residential uses.

This notice is provided by Structure Properties & WFCM 2018-C46 2415 Mission LLC (Owners) in accordance with San Francisco Administrative Code Section 116. For further information please visit <http://sfgov.org/entertainment>.

San Francisco Administrative Code

CHAPTER 116: COMPATIBILITY AND PROTECTION FOR RESIDENTIAL USES AND PLACES OF ENTERTAINMENT

Sec. 116.1. Declaration of Policy.

Sec. 116.2. Definitions.

Sec. 116.3. Exemptions and Nonapplication.

Sec. 116.4. Protection for Existing Places of Entertainment.

Sec. 116.5. Planning Department Notification to Project Sponsors and Acceptance of Development Permits.

Sec. 116.6. Acoustical Measurements by Entertainment Commission Staff.

Sec. 116.7. Entertainment Commission Hearing.

Sec. 116.8. Disclosure Requirements for Transfer of Real Property for Residential Use.

Sec. 116.9. Notice of Special Restrictions.

Sec. 116.10. No Private Right of Action Against City.

Sec. 116.11. Projects for Which a First Construction Document Has Not Been Issued Before the Effective Date of Chapter 116.

SEC. 116.1. DECLARATION OF POLICY. It shall be the policy of the City to protect existing Places of Entertainment from potential conflicts with adjacent and nearby residential development uses, provided that such Places of Entertainment are operated and maintained in accordance with all applicable federal, state, and local laws and regulations, including applicable noise restrictions. The City encourages the use by developers of residential projects of best available noise control technologies and best management practices whenever possible to reduce the potential for conflict with Places of Entertainment. Furthermore, it shall be the policy of the City to protect the future residents of industrial, commercial, and mixed-use neighborhoods in which Places of Entertainment operate, by providing notification processes to inform such residents of the possible noise levels in such neighborhoods and by requiring design features in new residential construction to promote the compatibility of residential uses and entertainment uses in adjacent or nearby Places of Entertainment. (Added by Ord. 70-15, File No. 141298, App. 5/21/2015, Eff. 6/20/2015)

SEC. 116.2. DEFINITIONS. For the purposes of this Chapter 116, the following definitions shall apply. " City " means the City and County of San Francisco. " Development Permit " means any land use permit or entitlement, including but not limited to any building permit, site permit, Conditional Use authorization, variance, or decision based on discretionary review of a proposed project, where the project meets at least one of the following criteria: (1) the project is subject to the Planning Department's requirement for a Preliminary Project Assessment for residential use, pursuant to Planning Department policy; (2) the project is subject to the Planning Department's requirement that a Pre-Application Meeting be held for new construction, pursuant to Planning Department policy; or (3) the project proposes a conversion of a structure from non-residential use to residential use. " Place of Entertainment " is defined in Section 1060 of the Police Code. " Project " means a structure for Residential Use, where the structure's exterior boundaries are within 300 radial feet of a Place of Entertainment that has been permitted for 12 or more consecutive months prior to the filing of the first complete application for a Development Permit for

construction of the Project structure or for its conversion to Residential Use. " Project Site " means the lot or lots on which a Project is located. " Residential Use " means the use of any real property as a dwelling unit or units, regardless of whether it is a primary residence or a mixed use property. " Transfer " means sale or lease. " Transferee " means a purchaser or lessee of all or any portion of a structure for Residential Use, the exterior boundaries of which are within 300 radial feet of a Place of Entertainment, and includes but is not limited to the purchaser or lessee's partners, employees, assigns, successors, representatives, and heirs. " Transferor " means an owner of a structure for Residential Use, the exterior boundaries of which are within 300 radial feet of a Place of Entertainment, who sells or leases all or any portion of the structure to a Transferee, and includes but is not limited to the owner's partners, employees, assigns, successors, representatives, and heirs. (Added by Ord. 70-15 , File No. 141298, App. 5/21/2015, Eff. 6/20/2015)

SEC. 116.3. EXEMPTIONS AND NONAPPLICATION. (a) This Chapter 116 does not supersede or limit any other provision of the Municipal Code, including but not limited to the Police Code, Building Code, Health Code and Planning Code, regarding the regulation and control of Nighttime Entertainment Uses as defined in the Planning Code. (b) This Chapter 116 does not authorize a change in use or uses where such is otherwise controlled or prohibited by the Municipal Code or state or federal law. (c) This Chapter 116 does not authorize the continuation or expansion of a nonconforming use where such is otherwise controlled or prohibited by the Municipal Code. (Added by Ord. 70-15 , File No. 141298, App. 5/21/2015, Eff. 6/20/2015)

SEC. 116.4. PROTECTION FOR EXISTING PLACES OF ENTERTAINMENT. No establishment that has held a permit to operate as a Place of Entertainment within 300 radial feet of a building for which construction or conversion for Residential Use was completed on or after January 1, 2005, shall be or become a public or private nuisance on the basis of noise disturbance for a resident of that building, if the Place of Entertainment operates in compliance with the Municipal Code and the terms of its permits. (Added by Ord. 70-15 , File No. 141298, App. 5/21/2015, Eff. 6/20/2015)

SEC. 116.5. PLANNING DEPARTMENT NOTIFICATION TO PROJECT SPONSORS AND ACCEPTANCE OF DEVELOPMENT PERMITS. (a) The Planning Department shall maintain a list of permitted Places of Entertainment, available to the public on its website, received from and updated by the Entertainment Commission pursuant to Police Code Section 1060.5. (b) Based on the list described in subsection (a), the Planning Department shall notify a sponsor of a proposed Project that the Project is within 300 radial feet of a Place of Entertainment at the earliest practicable time. (c) For any application for a Development Permit submitted after the effective date of this Chapter 116 , the Planning Department will not consider an application for a Development Permit to be complete until the following has occurred: (1) pursuant to Section 116.7, the Entertainment Commission has provided written notification to the Planning Department either that the Entertainment Commission did not hold a hearing, or that it held a hearing and the Project sponsor attended the hearing; and (2) pursuant to Section 116.7, the Entertainment Commission has provided written comments and recommendations, if any, or the time provided in this Section 116.7 for doing so has elapsed . (Added by Ord. 70-15 , File No. 141298, App. 5/21/2015, Eff. 6/20/2015)

SEC. 116.6. ACOUSTICAL MEASUREMENTS BY ENTERTAINMENT COMMISSION STAFF. (a) In addition to any acoustical analysis required by the Building Code, prior to any hearing by the Entertainment Commission on a Project pursuant to Section 116.7, Entertainment Commission staff may take exterior acoustical measurements of conditions at the Project Site, to determine normal daytime conditions, normal nighttime conditions when no performance is taking place at any Place of Entertainment within 300 radial feet of the proposed Project, and conditions during a performance at any Place of Entertainment within 300 radial feet of the proposed Project. The Project sponsor shall provide Entertainment Commission staff with reasonable access to the Project Site for this purpose. This information may be made available to the Entertainment Commission to inform the Entertainment Commission's consideration of the Project pursuant to Section 116.7. (b) The acoustical measurements required by this Section 116.6 shall not constitute determinations or findings of the Entertainment Commission. (c) A report of the acoustical measurements required by this Section 116.6 shall be forwarded to the Department of Public Health within five business days after the measurements are taken, and at least five business days prior to any Entertainment Commission hearing on the Project. (Added by Ord. 70-15 , File No. 141298, App. 5/21/2015, Eff. 6/20/2015)

SEC. 116.7. ENTERTAINMENT COMMISSION HEARING. (a) Prior to submitting an application for a Development Permit to the Planning Department, the Project sponsor shall notify the Entertainment Commission of its intent to submit such an application, and may provide materials describing the proposed Project. (b) Upon receipt of the notice described in subsection (a), the Entertainment Commission shall determine whether to hold a hearing on noise issues related to the proposed Project and any Place of Entertainment within 300 radial feet of the proposed Project. The Entertainment Commission, or its staff as delegated by the Entertainment Commission, may, in its discretion, determine that a hearing is not required, if the available evidence indicates that noise from the Place of Entertainment is not likely to create a significant disturbance for residents of the Project. (c) If the Entertainment Commission determines that a hearing is required it shall hold that hearing within 30 calendar days after a Project sponsor provides notice to the Entertainment Commission pursuant to subsection (a). The Entertainment Commission, or its staff as delegated by the Commission, may extend this 30-day period for up to 15 additional days to accommodate scheduling conflicts between the Entertainment Commission and Project sponsor. (d) For any such hearing: (1) the Entertainment Commission shall invite any Place of Entertainment that is within 300 radial feet of the Project to attend the hearing and present evidence, including testimony, regarding noise issues related to the Place of Entertainment and the Project; and (2) the Project sponsor shall attend the hearing and present evidence, including testimony, regarding current noise levels in the area of the proposed Project, including all acoustical analysis conducted to date; the Project's proposed noise attenuation features; other possible noise attenuation measures, including voluntary collaboration with the Place of Entertainment; the projected level of interior noise for residential units in the Project; and the Project sponsor's engagement or plans for engagement with the Place(s) of Entertainment. (e) Within two business days after the Entertainment Commission holds a hearing pursuant to this Section 116.7, or if no hearing is to be held, within 30 calendar days after receiving notice pursuant to subsection (a) of this Section 116.7, the Entertainment Commission shall provide in writing to the Planning Department and/or Department of Building Inspection, as appropriate, a notice regarding whether a hearing was held and whether the Project sponsor attended the hearing, and shall provide written comments and recommendations, if any, pertaining to noise issues for the proposed Project, including but not limited to the following: (A) a report of any acoustical measurements taken pursuant to Section 116.6, and (B) any recommendations regarding whether Development Permits should be issued and whether conditions relating to noise attenuation should be imposed. (f) The Project sponsor shall indicate its compliance with Section 116.7(b) on the face of any building plans submitted to the Planning Department and Department of Building Inspection. (g) The Project sponsor shall include with its application for a

Development Permit any date(s) on which an Entertainment Commission hearing on the proposed Project was held, and shall include a copy of any comments and/or recommendations provided by the Entertainment Commission regarding the proposed Project. (h) For purposes of this Section 116.7, any required writing by the Entertainment Commission may be transmitted by electronic means. (i) This Section 116.7 does not give the Entertainment Commission approval authority over any Development Permit. (Added by Ord. 70-15 , File No. 141298, App. 5/21/2015, Eff. 6/20/2015)

SEC. 116.8. DISCLOSURE REQUIREMENTS FOR TRANSFER OF REAL PROPERTY FOR RESIDENTIAL USE. (a) Disclosure Requirement. Any Transferor shall provide a disclosure notice to any Transferee as follows: (1) Timing of Disclosure. The Transferor shall provide the disclosure notice described in this Section 116.8 on a separate written document. This disclosure notice shall be provided as follows: (A) for a lease, prior to the Transferee(s) signing the lease; and (B) for a purchase agreement, at the time required by California Civil Code Section 1102.3. (2) Contents of Disclosure Notice. The disclosure notice shall include a citation to this Chapter 116 and a statement containing substantially the following language in at least 12-point font, with appropriate terms to be inserted in place of the bracketed language: "DISCLOSURE OF NEIGHBORING PLACE OF ENTERTAINMENT. You are purchasing or leasing property that is adjacent or nearby to [name and address of the Place(s) of Entertainment]. This venue is an existing Place of Entertainment, as defined in Police Code Section 1060, which includes establishments such as live music venues, nightclubs and theaters. This establishment may subject you to inconveniences or discomfort arising from or associated with its operations, which may include, but are not limited to, nighttime noise, odors, and litter. One or more of the inconveniences or discomforts may occur even if the Place of Entertainment is operating in conformance with existing laws and regulations and locally accepted customs and standards for operations of such use. If you live near a Place of Entertainment, you should be prepared to accept such inconveniences or discomforts as a normal and necessary aspect of living in a neighborhood with mixed commercial and residential uses." (3) Copy of Chapter 116 to Be Provided. The Transferor shall provide each Transferee with a copy of this Chapter 116 as is in effect when the disclosure notice required by this Section 116.8 is provided. (4) Affidavit of Disclosure. (A) Contents of Affidavit. The Transferor shall sign, upon penalty of perjury, an affidavit containing the following information, with appropriate terms to be inserted in place of the bracketed language, as specified: (i) the identity of the Transferor, and any entity on whose behalf the Transferor is acting; (ii) the identity of the Transferee; (iii) the address, including unit number, of the portion of the Project being transferred; (iv) whether the Transfer is a sale or lease; and (v) the following language: "I have provided to the [purchaser or lessee] the disclosure required by San Francisco Administrative Code Chapter 116 . Attached is a true and correct copy of the notice provided to the [purchaser or lessee]. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on [date] in [city and state]." (B) Affidavit Transmitted to Entertainment Commission. The Transferor shall transmit to the Entertainment Commission, by any means acceptable to the Entertainment Commission, the Affidavit and a copy of the disclosure notice provided to each Transferee; provided however, that the attachment need not also include a copy of the then-current text of this Chapter 116 . Upon request of the Transferee, the Transferor shall also provide a copy of this Affidavit, with an attached copy of the disclosure notice referenced in the Affidavit, to the Transferee. (C) Affidavits Available to the Public. Pursuant to state and local law, upon request, the Entertainment Commission shall provide a copy of the Affidavit and attached notice to any member of the public, including a representative of a Place of Entertainment. (5) Covenants, Conditions & Restrictions for Condominium Projects. If the Project will be subdivided into condominiums, the requirements of this Section 116.8(a) must be included as terms of the Covenants, Conditions, & Restrictions ("CC&Rs") that will be filed with the State and that govern owners of the property. Upon request, a copy of the CC&Rs must be provided to the Planning Department. (b) Enforcement. The Planning Department may enforce this Section 116.8 through the application of Planning Code Sections 176 and 176.1. (c) Complaints Regarding Failure to Provide Disclosure Notice. Any member of the public, including any Place of Entertainment, may file a complaint with the Planning Department regarding a Transferor's failure to provide the notice required by this Section. (Added by Ord. 70-15 , File No. 141298, App. 5/21/2015, Eff. 6/20/2015)

SEC. 116.9. NOTICE OF SPECIAL RESTRICTIONS. At the time a proposed Project is approved a Notice of Special Restrictions (NSR) must be recorded with the Assessor-Recorder that states all of the restrictions of Section 116.8 and any other conditions that the Planning Commission or Department places on the property. The Planning Department may enforce the terms of the NSR, including but not limited to enforcement for any failure to comply with the provisions of Section 116.8, through the application of Planning Code Sections 176 and 176.1. (Added by Ord. 70-15 , File No. 141298, App. 5/21/2015, Eff. 6/20/2015)

SEC. 116.10. NO PRIVATE RIGHT OF ACTION AGAINST CITY. This Chapter 116 shall not create any private right of action against the City. The City shall have no duty or liability based on any failure to achieve the disclosure required by this Chapter or based on the City's failure to enforce or prosecute pursuant to this Chapter. (Added by Ord. 70-15 , File No. 141298, App. 5/21/2015, Eff. 6/20/2015)

SEC. 116.11. PROJECTS FOR WHICH A FIRST CONSTRUCTION DOCUMENT HAS NOT BEEN ISSUED BEFORE THE EFFECTIVE DATE OF CHAPTER 116. For any proposed Project for which, as of the effective date of this Chapter 116 , a Project sponsor has applied for a Development Permit but for which a first construction document, as that term is defined in Section 107A.13.1 of the Building Code, has not been issued, the following provisions shall apply: (a) The proposed Project shall be subject to this Chapter 116 . (b) The Planning Department shall notify the Entertainment Commission and the Project sponsor as soon as practicable that the proposed Project is within 300 radial feet of a Place of Entertainment, to provide the Entertainment Commission with an opportunity to determine whether to hold a hearing pursuant to Section 116.7. (c) Notwithstanding subsection (a) above, any previously scheduled hearing on a Development Permit application for the Proposed project shall not be delayed by the Entertainment Commission's consideration of whether to hold a hearing pursuant to Section 116.7, or the Entertainment Commission's holding of such a hearing. (d) If the Entertainment Commission holds a hearing pursuant to Section 116.7 on a proposed Project, the Project sponsor shall immediately thereafter provide to the Planning Department and/or Department of Building, as appropriate, any date(s) on which the Entertainment Commission held a hearing and a copy of any comments and/or recommendations provided by the Entertainment Commission regarding the proposed Project. (e) If the Planning Department or Planning Commission has not received comments or recommendations from the Entertainment Commission about the proposed Project at the time of its review pursuant to Section 314 of the Planning Code, no additional review or rehearing of the proposed Project by the Planning Department or Planning Commission shall be required due to the absence of such comments or recommendations. (Added by Ord. 70-15 , File No. 141298, App. 5/21/2015, Eff. 6/20/2015)

By signing below, you acknowledge and agree to the terms in Section 8.

X *Juan Pedro Bolivar Puente*

Lessee

IP Address: 46.142.106.196

05/22/2025 02:15pm PDT

Structure Properties Portfolio

1430 W Broadway Road #106 • Tempe, AZ 85282
(415) 237-6240



9. Early Termination of Tenancy Addendum

9.1 EARLY TERMINATION OF TENANCY ADDENDUM

This document is an Addendum and is part of the Rental/Lease agreement dated 05/27/2025 between Structure Properties, Inc. (Agent) and Juan Pedro Bolivar Puente (Tenants) for the premises located at 3491 20th Street #40 San Francisco, CA 94110

Pursuant to California Civil Code 1951.2, Tenant(s) are legally bound to pay rent for their full lease term, whether or not the Tenant(s) continue to live in the rental property. In an effort to offer flexibility to Tenant(s) when situations arise causing a breach of their Rental/Lease agreement, Structure Properties offers the early lease termination policy outlined within this Addendum.

If Tenant(s) choose to move out before the end of the Lease term, or renewal thereof, Tenant(s) understand that the landlord will incur costs, which include but are not limited to, the time and expense in finding and renting to a new tenant. These costs may include employee costs, advertising, marketing and other expenses. Tenant(s) agree to pay to the Agent an early termination fee of \$1500.00. The Agent will be responsible for leasing the premises and will do so in good faith using the Structure Properties standard operating procedure.

1. Early Termination Fee: Immediately upon notice of early termination, Tenant(s) shall deliver or mail a cashier's check or money order in the amount of \$1500.00 made payable to Structure Properties, Inc. to the Structure Properties office. Structure Properties' marketing efforts cannot begin until the Early Termination Fee has been received.

2. Monthly Rent Obligation: Tenant(s) shall pay the full amount of the monthly rent on the first of the month until the date prior to the commencement date of the subsequent lease agreement. No amount of the Security Deposit shall be used to cover the Monthly Rent Obligation. Any prorated amount of rent paid after a subsequent lease is signed, shall be returned with the return of the Security Deposit in accordance with California State Law.

3. Subsequent Rent: Using market data, the Agent will be responsible for determining the subsequent rent amount for the next tenant, and Tenant(s) understand that the subsequent rent may be an amount greater than the current rent. In no case will the subsequent rent be less than the Tenant's current monthly rent.

By signing below, you acknowledge and agree to the terms in Section 9.

X *Juan Pedro Bolivar Puente*

Lessee

IP Address: 46.142.106.196
05/22/2025 02:15pm PDT

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10. Notice of AB 1482 Addendum

10.1 NOTICE OF AB 1482 ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated 05/27/2025 between WFCM 2018-C46 2415 Mission LLC (Landlord) and Juan Pedro Bolivar Puente (Resident) for the premises located at
3491 20th Street #40
San Francisco, CA 94110

As required by Civil Code Section 1946.2 and 1947.12

☒ Your unit is subject to AB 1482 rent caps and just cause. The following disclosure is required by law.

California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.

☐ Your unit will become subject to AB 1482 rent caps and just cause on _____. On that date the following disclosure is required by law.

California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.

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

By signing below, you acknowledge and agree to the terms in Section 10.

X *Juan Pedro Bolivar Puente*

Lessee

IP Address: 46.142.106.196

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(415) 237-6240

11. Sight Unseen Addendum

11.1 SIGHT UNSEEN ADDENDUM

This document is an Addendum to the Lease Agreement dated 05/27/2025 by and between: WFCM 2018-C46 2415 Mission LLC (Landlord) and Juan Pedro Bolivar Puente (Tenant) for the premises located at
3491 20th Street #40
San Francisco, CA 94110

Landlord and Tenant hereby acknowledge and agree that prior to executing the Lease, Tenant was provided with an opportunity to view the Premises in person. Despite being provided with such an opportunity, Tenant voluntarily declined and chose not to view the Premises prior to executing the Lease. Tenant acknowledges and understands that his/her/their decision to not view the Premises prior to executing the Lease shall neither affect nor otherwise impair the validity of the Lease and Tenant shall be bound by any and all terms, covenants, and conditions of the Lease, including any and all addendums thereto.

By signing below, you acknowledge and agree to the terms in Section 11.

X *Juan Pedro Bolivar Puente*

Lessee

IP Address: 46.142.106.196

05/22/2025 02:15pm PDT



Information on Dampness and Mold for Renters in California

Main points:

- Living in damp or moldy buildings increases the chances of respiratory problems like asthma.
- The critical warning signs are visible mold, water damage, damp materials, or mold smell.
- Dampness is needed for mold to grow, so if you control the dampness, you control the mold.
- Dampness or mold indoors may make housing substandard, per the California Health & Safety Code.



Beginning January 1, 2022, residential landlords shall provide this booklet to prospective residential tenants prior to entering the rental or lease agreement, in accordance with the 2001 Toxic Mold Protection Act (HSC #26148). This booklet, which explains the potential health risks and health impacts that may result from exposure to mold, was produced by the California Department of Public Health (CDPH) in 2020, in both English and Spanish versions.

Health Problems from Damp or Moldy Buildings

Living or working in damp or moldy buildings increases the risk of many harmful health problems, including:

- asthma attacks in people who already have asthma
- a new asthma diagnosis
- respiratory infections, such as bronchitis
- breathing symptoms, such as hay fever, sneezing, stuffy nose, sore throat, wheezing, breathing difficulty, or cough
- eczema or skin rash

Mold can affect people differently. How much a person is affected depends on how sensitive they are and on how much they are exposed. Damp or moldy buildings are linked to health problems in people even if they do not have allergies.

Signs of Dampness or Mold

Signs of dampness or mold that may cause health problems include:

- **visible mold** (regardless of color), such as on walls or ceilings, behind furniture or appliances, under carpets, or even hidden in areas not seen in the occupied areas of homes
- **mold odor**, noticed as an earthy, musty, or moldy smell
- **visible water damage**, such as water-stains or discoloration on walls or ceilings, peeling or bubbled paint, warped floors, or rotting wood
- **damp or moist materials**, including condensation on windows or walls

Any one of these signs indicates increased risks to health, and the more that any of them are present, the greater the risk of health problems. Tests that identify the types of mold or the amounts of mold in buildings are not useful in telling us about the health risks. This is *why CDPH does not recommend testing for mold, such as measuring mold spores in the air.*



Causes of Building Dampness that Can Allow Mold to Grow

The dampness that is necessary for indoor mold to grow can come from either inside or outside a building.

Indoor sources include:

- leaking or burst water pipes, for instance under sinks inside walls
- not enough venting to the outside by open windows or exhaust fans in places where water is used or moisture is produced (for example, bathrooms, laundry areas, kitchens, and water heaters)
- condensation (water droplets) on cold surfaces, including windows

Outdoor sources include:

- water coming in through leaky roofs or poorly-sealed windows, or from flooding
- damp, exposed dirt in crawl spaces
- outdoor surfaces that slope and drain water toward a building, including from a downspout



Fixing Dampness and Mold Problems

The California Health & Safety Code (HSC §17920.3) says that when dampness or visible mold (or certain other conditions) in a home is a hazard to the health of occupants, the home is *substandard* and the property owner must fix the conditions. The Code excludes mold that is “minor and found on surfaces that accumulate moisture as part of their properly functioning and intended use.”

CDPH recommends fixing dampness and mold problems as follows:

- identifying and correcting the source of any water that may allow mold to grow
- rapid drying or removal of damp materials
- cleaning or removing mold and moldy materials as rapidly and safely as possible

Note: if a moldy area is simply bleached, cleaned, or painted over—without fixing the source of the dampness—the mold is likely to grow again.

Renters in California

The California Health & Safety Code requires property owners to provide a rental unit that is safe and healthy for the people living in it. Prospective renters should look for obvious conditions that show dampness or mold, and also less obvious signs like water leaks under the kitchen and bathroom sinks or moldy odor in a sealed-up home. Also look for conditions likely to cause future problems, like a bathroom that has no working vent fan or no window that opens, or a clothes dryer without an outside vent.

For renters who suspect there is dampness or mold:

1. Tell the property owner or manager. Early detection and correction of the dampness and mold problems can reduce the risks to your health and prevent the problem from getting worse.
2. If your property owner will not respond to your concerns in a reasonable amount of time, contact your local (city or county) code enforcement agency and ask for a code enforcement officer to inspect for violations. Many dampness or mold problems in rental homes are the responsibility of the property owner and must be addressed by them. However, a code enforcement officer may determine that dampness or mold in a building results from a tenant's actions or inactions – for instance, not using available bathroom ventilation during showers.
3. If the local inspector determines there is a violation, they can require the property owner to correct the problem.

Additional Resources

For general information on dampness and mold and a list of local code enforcement agencies, with a focus on dampness and mold, see www.cdph.ca.gov/iaq/mold. To see an animated video series, Mold in the Home, visit www.cdph.ca.gov/mold.

Property owners must provide a rental unit that is safe and healthy for the people living in it.

Tenants must notify property owners of any dampness or mold problems.

Structure Properties Portfolio

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(415) 237-6240



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CDPH_Mold_Booklet_2021-May12__1_.pdf

X *Juan Pedro Bolivar Puente*

Lessee

IP Address: 46.142.106.196
05/22/2025 02:15pm PDT



OFFICE OF THE STATE FIRE MARSHAL

Information Bulletin 23-003

Issued: April 3, 2023

Lithium-Ion Battery Safety

BACKGROUND

Lithium-ion rechargeable batteries are commonly used in home electronics such as phones, laptop computers, tablets, e-scooters, and other devices requiring plug-in charging. These batteries are small and powerful, but when used incorrectly, they can overheat, catch fire, or explode. Fire agencies across California continue to respond to fires caused by lithium-ion batteries.

SAFETY TIPS

- Purchase and use devices that are listed by a qualified testing laboratory.
- Always follow the manufacturer's instructions.
- Only use the battery that is designed for the device.
- Put batteries in the device the right way.
- Only use the charging cord that came with the device.
- Do not charge a device under your pillow, on your bed, or on a couch.
- Do not keep charging the device or device battery after it is fully charged.
- Plug directly into a wall electrical outlet for charging.
- Keep batteries at room temperature and away from heat or direct sunlight. Do not charge them at temperatures below 32°F (0°C) or above 105°F (40°C).
- Store batteries away from anything that can catch fire.
- Do not charge a device while sleeping.
- Do not charge a device near your primary exit.

STOP USING THE DEVICE/BATTERY IF:

- You notice an odor
- There is a change in color or shape
- Too much heat
- Leaking or odd noises

If any of the above happens and you feel in danger, call 9-1-1. If safe, move the device away from anything that can catch fire.

BATTERY DISPOSAL

- Do not put lithium-ion batteries in the trash.
- Recycling is always the best option.
- Take them to a battery recycling location or contact your community for disposal instructions.
- Do not put discarded batteries in piles.

Structure Properties Portfolio

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Fire_Marshall_Information_Bulletin.pdf

X *Juan Pedro Bolivar Puente*

Lessee

IP Address: 46.142.106.196
05/22/2025 02:15pm PDT

REQUIRED INSURANCE ADDENDUM TO LEASE AGREEMENT

This Addendum is attached to and becomes a part of the Residential Lease Agreement. For the duration of the Lease, Lessee is required to maintain and provide the following minimum required insurance coverage:

- \$300,000 Limit of Liability for Lessee's legal liability for damage to Lessor's property for no less than the following causes of loss: fire, smoke, explosion, and water damage resulting from backup or overflow of sewer, drain or sump. ("Required Insurance").

Lessee is required to furnish Lessor with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any time Lessee does not have Required Insurance, Lessee is in breach of the Lease and Lessor shall have, in addition to any other rights under the Lease, the right but not the obligation to purchase Required Insurance coverage protecting the sole interest of the Lessor and seek contractual reimbursement from the Lessee for all costs and expenses associated with such purchase.

Lessee may obtain Required Insurance or broader coverage from an insurance agent or insurance company of Lessee's choice. If Lessee furnishes evidence of such insurance and maintains the insurance for the duration of the Lease, then nothing more is required. If Lessee does not maintain Required Insurance, the insurance requirement of this Lease may be satisfied by Lessor, who may purchase such coverage through the Lessor's Legal Liability Insurance Policy ("LLIP"). The coverage provided under the LLIP will provide the Required Insurance coverage listed above. An amount equal to the total cost to the Lessor for the LLIP coverage shall be charged to Lessee by the Lessor as a recoverable expense under the Lease. Some important points of this coverage, which Lessee should understand are:

1. LLIP is designed to fulfill the insurance requirement of the Lease. Lessor is the Insured under the LLIP. This is single interest master insurance policy. Lessee is not an Insured, Additional Insured or beneficiary under the LLIP. All loss payments are made to the Lessor.
2. LLIP coverage is NOT personal liability insurance or renters insurance. LLIP does not cover the Lessee's personal property (contents), additional living expenses or liability arising out of bodily injury or property damage to any third party. If Lessee requires any of these coverages, then Lessee should contact an insurance agent or insurance company of Lessee's choice to obtain personal liability insurance or renters insurance to protect Lessee's interests.
3. Coverage under the LLIP may be more expensive than the cost of Required Insurance obtainable by Lessee elsewhere. At any time, Lessee may contact an insurance agent or insurance company of their choice for insurance options to satisfy the Required Insurance under this Lease.
4. If Lessee has purchased Renters Insurance and at any time allows such Renters Insurance to lapse in breach of the Lease Agreement, Lessor may purchase Lessor Insurance without notice and add the total cost associated therewith to Lessee's monthly rent payment.
5. Licensed insurance agents may receive a commission on the LLIP.
6. The total cost to the Lessee for the Lessor obtaining LLIP shall be (\$14.50) per month, subject to no proration. This is an amount equal to the actual premium charge to the Lessor including any premium taxes and fees due to state governing bodies. Additionally, an Administration Fee in the amount of (\$4.50) per month to be retained by the Lessor for processing and handling will be charged.
7. Lessee must provide Lessor with writing notice to cancel their LLIP no later than the last day of the coverage month to avoid renewal charges for the subsequent month. The cancellation will become effective at the end of the billing cycle for which full payment has already been made. If the LLIP is cancelled mid-term (prior to the end of a billing cycle), no prorated credits or refunds will be issues for any unused portion of the policy.

8. In the event that loss or damage to Lessor's property exceeds the amount of Required Insurance, Lessee shall remain contractually liable to Lessor for such amount. In the event of liability to any other party for bodily injury or property damage, Lessee shall remain liable to such other party.
9. It shall be the Lessee's duty to notify Lessor of any subsequent purchase of Renters Insurance.

As used in this Addendum: "Lease" may be interchangeable with "Lease Agreement"; "Lessee" may be interchangeable with "Resident" or "Tenant", and "Lessor" may be interchangeable with "Landlord" or "Owner".

Scheduling of the premises under the LLIP is not mandatory and Lessee may purchase Required Insurance from an insurance agent or insurance company of Lessee's choice at any time and coverage under the LLIP will be terminated by the Lessor.

Lessee Signature

Date

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Required_Insurance_Addendum_Structure_Properties.pdf

X *Juan Pedro Bolivar Puente*

Lessee

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Welcome to Structure Properties

Rent Payment Options

This QuickStart guide will walk you through setting up your Online Portal which you'll use to pay rent or dues, submit your proof of insurance and maintenance requests, access lease documents, and more.

How to get started:

1. You will receive an email or text from us with a link to set up your personal, secure Online Portal.
2. Click the link in the email or text and follow the steps to set up your password, or, to provide your contact info, then set up your password.
3. Login and gain access to the easiest, fastest, and most secure way to pay rent and other charges online, view payment history, submit maintenance requests, and more.
4. Download the Mobile app to conveniently stay logged in to your Online Portal.

Pay your rent or dues online, anywhere, anytime:

eCheck

Enter your bank account and routing numbers in your secure Online Portal to pay rent or any other charge directly from your checking or savings account. This transaction option is free.

Credit or Debit Card

Use your debit or credit card to pay rent or any other charge through the secure Online Portal or use Apple Pay through the iOS mobile app for fast and familiar checkout. A \$9.99 transaction fee applies for debit card use. A fee of 3.49% of the total payment amount applies for credit card use.

Electronic Cash Payments

If you choose this method of payment, we will provide you with a reusable PaySlip that you can use at Walmart, Walgreens, 7-Eleven, CVS, Casey's, or Ace Cash Express to pay your rent in cash (a \$3.99 transaction fee applies). Payment transaction limits are in effect and vary by location, please refer to your PaySlip for details.



Secure

Online payments are encrypted using bank-grade security.



Fast

Your charges are immediately marked as paid.



Convenient

Pay your rent from anywhere and communicate with our team all within the online portal.



Flexible

Choose the way you pay: eCheck, Debit or Credit Card, or Electronic Cash Payments.

If you have any questions, please email us at info@structureproperties.com or call 415-237-6240.

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Resident_Online_Payments_Letter_Structure_Properties.pdf

X *Juan Pedro Bolivar Puente*

Lessee

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16. Sign and Accept

16.1 ACCEPTANCE OF LEASE

BY SIGNING BELOW TENANT(S) HEREBY ACKNOWLEDGE(S) READING AND UNDERSTANDING THE TERMS OF THIS AGREEMENT, AND FURTHER ACKNOWLEDGE(S) RECEIVING A COPY HEREOF:

X *Juan Pedro Bolivar Puente*

Lessee

IP Address: 46.142.106.196

05/22/2025 02:16pm PDT

X *Amanda Hesser*

Lessor

IP Address: 24.251.123.66

05/22/2025 05:57pm PDT