



738 South Jackson Avenue, San Jose, CA 95116

Phone: 408.459.0941 Facsimile: 408.251.2404

www.kingphillipliving.com

Rental Agreement

Resident's Information:

Name: _____

Family Name

Firs Name

MI

Address:

House No.

Street Name:

City

State

Zip Code

Social Security No.: _____ -- _____ -- _____

Date of Birth: _____

Phone Number: () _____ -- _____

Social Worker's Information

Case Manager: _____

Family Name

First Name

MI

Agency Name: _____

Address: _____

(No.)

Street Name

(Suite No.)

City

State

Zip Code

Phone Number: ()- _____ -- _____

Resident's Signature

KPIL Representative's Signature

This agreement is subject to the following terms, conditions, covenants and agreements

Part 1-Term

This agreement will begin on _____ or until terminated by whether you or as a provided in this agreement.

Part 2- Rent

The initial rent for the premises is \$_____ per month and one month deposit of \$_____ to be paid by you or on your behalf (such as parents, social worker(s), case manager(s), representative payee or conservator) to us payable to the following address:

**Phillip A. Domantay
King Phillip Independent Living
738 South Jackson Avenue, San Jose, CA 95116**

Note: Monthly rate is subject to increase with a proper notice.

Part 3- Utilities

The monthly rental fee will include the following expenses:

- 3.1. Gas and Electric
- 3.2. Water
- 3.3. Garbage
- 3.4. Local Phone Access (No Long Distance Calls)
- 3.5. Three (3) meals (Breakfast, Lunch and dinner) including snacks.

Part 4- Use

You shall use the premises as, and only as, your primary place of residence. You shall not cause or not allow having an illegal activity inside the house or using in the premises. You must be occupied only with other tenant(s)/renter(s). You must inform us in writing and must receive written approval from us prior to allowing another to enter or stay in the house either business or personal visits.

Part 5-Maintenance

You shall keep the premises and all fixtures, accessories and appliance in a clean and safe condition. If you and your guest(s) cause or permit damages in the premises, you shall be liable for the cost and repair damage. If in case, the liability is not a cause of you or your guest(s), we will be responsible for the repair and replacement.

Considering Safety Rules, keeping unnecessary items such as recyclable and non-recyclable items in the room or in the premises or unacceptable habits that might cause safety (such as fire)and sanitation issues or violations will result to an immediate action of the KPIL Administrator or termination of housing.

Part 6- House Rules

You shall comply with written house rules we issue regarding the use of the premises and common areas. A copy of house rules will be provided for your records. Any amendment to the house rules shall be in writing and effective thirty (30) days after the notice thereof to you.

By putting initial below, I certify that I understood and received a copy of the KPIL House Rule and Policy

(Initials) _____

Part 7- Room Entry and Inspection

We may enter and inspect you room after giving you reasonable notice for the following:

- 7.1. Making necessary or agreed upon repairs.
- 7.2. Inspecting for compliance with terms and agreement
- 7.3. Showing premises to prospective renters, repair workers and our representative
- 7.4. Conducting weekly or monthly inspection.

Part 8- Your Obligations

- 8.1. Comply with all obligations as stated in your house rules.
- 8.2. Use only reasonable manner, and in manner designed to conserve gas and electricity, all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and all appliances as applicable.
- 8.3. Promptly notify us of the need of repairs, to the premises and known unsafe conditions, in the common areas and grounds of the project which may lead to damage or injury.

8.4. Refrain from illegal activity or other activity, which impairs the physical and social environment of the premises.

Part 9- Our Obligations

We agreed to:

- 9.1. Comply with the requirement of applicable state and local housing codes and regulations materially affecting health and safety.
- 9.2. Within a reasonable time, make or require necessary repairs to the premises to keep them in the habitable condition.
- 9.3. Maintain in a good and safe working order and condition electrical, electrical, plumbing, sanitary, heating, ventilating and other facilities and appliances supplied or required to be supplied by us.

Part 10-Termination and Eviction

- 10.1. You may terminate tenancy in the premises by giving thirty (30) day by giving written.
You may vacate the premises with a necessary MOVE-OUT (KP1 form) or inventory list prior to check out.
- 10.2. You may be terminated tenancy from premises if there is NO PAYMENT for rent on time.
- 10.3. You may be terminated tenancy from premises if caught for any illegal activity inside the premises such as:
 - 10.3.1. Illegal Drugs-3 day eviction notice will be given out to the client(s) and Case Manager(s).
 - 10.3.2. Sexual Harassment-3 day eviction notice
 - 10.3.3. Nuisance- graffiti, yelling, foul language or any means to nuisance will receive Thirty (30) day notice.
 - 10.3.4. Other violations such as:
 - 10.3.4.1. Allowing guests without permission.
 - 10.3.4.2. Stealing someone else's meal and belongings.
 - 10.3.4.3. Laundry Benefits violations. Laundry must be done once a week only.

Part 11-Acknowledgment-

As consideration for your continued fulfillment of the terms and conditions of this lease, we agree that you may pay, during the effective period of lease, have enjoy the use of the premises described above.

Resident's Signature

Date:

King Phillip I.L Representative

Date: