

**SFAA 2017 Residential Tenancy Agreements
(2017 lease changes)**

13. USE: (page 3) Added language

Tenant shall refrain from storing gasoline, cleaning solvents or other flammable liquids or gases inside the Premises.

17. ASSIGNMENT AND SUBLETTING: (page 3) Added signature lines

20. WATERBEDSLIQUID-FILLED FURNITURE AND AQUARIUMS: (page 4) Renamed section and updated language

WATERBEDSLIQUID-FILLED FURNITURE AND AQUARIUMS: Waterbeds and/or, liquid-filled furniture and aquariums are prohibited in accordance with Civil Code Section 1940.5. If the Premises is located in a structure for which the original Certificate of Occupancy was issued after January 1, 1973, then such liquid-filled furniture may be permitted only upon written consent of Owner, and upon the 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.

27. MAINTENANCE AND REPAIRS: (page 4) Added language

Tenant must keep doors and windows, and access to them, unobstructed and not block them with personal items or otherwise, 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, acts as a potential haven for pest and mold growth, creates a fire hazard, or prevents the Premises' rooms from being used for their intended purposes.

38. HOLD HARMLESS: (page 6) Added language

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

40. INSURANCE/RENTER'S INSURANCE: (page 6) Added language

The parties agree that the requirements of this paragraph are for the benefit of both the Tenant and the Owner.

54. ENTIRE AGREEMENT: (page 8) Added disclosure added signature line

Affidavit of Disclosure of Neighboring Place of Entertainment

HOUSE RULES Addendum: (page 10) Added signature line