

RENT COLLECTION GUIDELINES

For 26502-26536 Ruether Avenue, Santa Clarita, CA 91350

1) All Tenants are required to pay their rent on or before the first (1st) day of the month.

2) Please Make All Checks Payable to: 26502 Ruether Avenue, L.P.

3) Tenants have two optional ways to pay rent:

(a) Tenant May Slide Rent Check Under Door of Management Office Address Located at:

26502 Ruether Avenue, Unit 104,
Santa Clarita, CA 91350

(b) Tenant May Mail Rent Check to Property Management Postal Box Address:

P.O. Box 802528
Santa Clarita, CA 91380-2528

4) If rent is not received by the end of the 5th calendar day of the month a “THREE BUSINESS DAY NOTICE TO PAY RENT OR QUIT PREMISES” shall be served on the 6th day of the week or the next business day thereafter.

5) If at the end of the “THREE BUSINESS DAY NOTICE TO PAY RENT OR QUIT PREMISES” rent still has not been paid or any other agreement has been reached, Landlord will take further action by filing a “COMPLAINT-UNLAWFUL DETAINER (UD-100)” to evict Tenant from its’ Premises and obtain a judgment for all unpaid rent against Tenant.

6) If Tenant desires to pay its’ rent after the expiration of the “THREE BUSINESS DAY NOTICE TO PAY RENT OR QUIT PREMISES” Tenant must pay a ten percent (10%) Late Charge, a \$500.00 Notice of Default Preparation Fee, all court costs, legal/service fees, and any other expenses incurred by Landlord related to eviction of Tenant.

7) After Tenant is evicted, all additional accrued lost rent for the duration of the remaining term of tenant’s lease shall be billable to the evicted Tenant. Landlord shall use all diligence to obtain a replacement tenant to mitigate Landlord’s rental losses related to Tenant’s failure to pay its’ rent.