

Richard Hermann

P. O. Box 15657, Long Beach, CA 90815 • 562-961-3470

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Re: 708, 740 West Mill Street, San Bernardino

Dear Prospective Tenant:

Thank you for your interest in my property and. I just want to call your attention to a few of the lease provisions so we can avoid any misunderstandings in the future:

1. I do not hold a last month's rent and the security deposit cannot be used as the last month's rent.

2. The tenant is responsible for maintaining all the equipment that comes with the unit.

3. The mailing address for the rent is:

Mill Creek Associates

P. O. Box 15657

Long Beach, CA 90815-0657

All other correspondence can be sent to the address shown above. My voice and fax numbers are shown above as well. In addition, my email address is rherm@surfside.net.

4. You must get liability insurance showing the landlord, **Mill Creek Associates**, as additional insured, and you must get insurance on your personal property in the unit. The landlord is not responsible for **ANY** damage to your personal property. Please send a copy of the insurance certificate to the address shown above at your earliest convenience.

5. There is no storage of any kind allowed outside. Material stored there more than 48 hours will be hauled away at the tenant's expense.

6. There is no assigned parking. Most tenants go along with the idea that the spaces in front of their unit are theirs. But, I do not police the parking and expect the tenants to work this issue out among themselves.

7. Any improvements made to the unit that are attached to it become part of the property and cannot be removed when you leave unless you get our permission in writing beforehand.

8. Please transfer the electricity into your name as soon as possible.

9. Rent is due on the **FIRST (1st)** of the month, and is delinquent if not received by the **TENTH (10th)**. After the tenth (10th) you will be billed a late rental payment charge of 10%.

10. The rent is a flat fee per month. There are no common area maintenance pass-throughs nor triple net charges.

Thank you again for considering a unit in my property and good luck with your search.

Sincerely,

Richard Hermann

Richard Hermann
Managing Member
Mill Creek Associates