

CANCEL RENT CONTRACT

This rent reduction addendum (“*Addendum*”), dated _____, (the “*Effective Date*”), is made by and between _____ (“*Owner/Agent*”) and each of the undersigned Residents (collectively, the “*Tenant Council*”) with respect to Residents’ occupancy of the residential real property or properties located at _____ (“*Premises*”).

RECITALS

- A. Due to the COVID-19 pandemic and the resulting economic and public health crises, Tenant Council members have collectively withheld some or all of the full monthly rent and other fees (collectively “*Normal Monthly Rent*”) due pursuant to their Rental Agreements.
- B. As local and state legislation protecting tenants from eviction during the pandemic are set to expire, these tenants are vulnerable to displacement, litigation and predatory rent debt repayment schemes.
- C. In order to protect Tenant Council members’ basic human right to housing, the parties wish to amend certain portions of existing Rental Agreements between Owner/Agent and Tenant Council members governing occupancy of the Premises on the terms, provisions and conditions contained herein.

The parties agree to the following:

1. Effect of Addendum. The following terms and conditions are hereby incorporated in, and made a part of, the Rental Agreement. Except as otherwise set forth herein, all terms and conditions set forth in the Rental Agreement shall remain unmodified and in full force and effect.
2. Reduction of Normal Monthly Rent. Owner/Agent hereby agrees that _____ percent of Tenant Council members’ Normal Monthly Rent for the past months of _____ will be reduced as defined below.
3. New Normal Monthly Rent. Owner/Agent hereby agree that Tenant Council members’ Normal Monthly Rent will be reduced by _____ percent moving forward as defined below.
4. Modifications to Rental Agreement.
 - a) Normal Monthly Rent Reduction. Tenant Council’s obligation to pay Normal Monthly Rent shall be reduced for the months defined above at the percentage defined above.
 - b) New Normal Monthly Rent. The Normal Monthly Rent reduction defined above begins in the month immediately following the Effective Date.
 - c) No late fees shall be charged related to the Normal Monthly Rent Reduction.
 - d) If any conflict exists between the terms of the Rental Agreement and this Addendum, the terms of this Addendum shall control.
5. General Terms.



- a) Entire Agreement. This addendum contains the entire agreement among the parties with respect to the matters referred to herein and supersedes all prior agreements (written or oral), drafts, negotiations and communications with respect to those matters. This Addendum may not be modified, changed, supplemented or terminated, nor may any party waive any of the rights, duties and obligations under this Addendum, except by a written instrument signed by all of the parties.
- b) Applicable Law. This addendum shall be interpreted, enforced and governed by and under the laws of the State of California without regard to its principles of conflicts of law.
- c) Construction. This Addendum shall not be construed against the party preparing it, but shall be construed as if all parties jointly prepared this Agreement without any uncertainty of ambiguity being interpreted against any party.
- d) Severability. If any provision of this Addendum or its application to any party or circumstance is held invalid or unenforceable, the remaining provisions of this agreement and the application of such provisions to other parties or circumstances shall not be affected thereby, the provisions of this Addendum being severable in any such instance.

IN WITNESS WHEREOF, Owner/Agent and each of the undersigned Residents, members of the Tenant Council, have executed this Addendum on the date set forth below.

Resident Signature: _____ Date: _____
 Print Name: _____
 Rental Agreement Dated: _____

Resident Signature: _____ Date: _____
 Print Name: _____
 Rental Agreement Dated: _____

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Resident Signature: _____ Date: _____

Print Name: _____

Rental Agreement Dated: _____

Owner/Agent Signature: _____ Date: _____

Print Name: _____

