

TEACHER APARTMENT: Casa del Maestro  
3465 Lochinvar Avenue #  
Santa Clara, CA 95051

**Casa del Maestro**  
**RESIDENTIAL LEASE-RENTAL AGREEMENT**

In consideration of the rents and covenants hereinafter set forth, Landlord hereby Leases to Tenant, and Tenant hereby rents from Landlord, the following described Leased Premises on the terms and conditions set forth in this Casa del Maestro Residential Lease-Rental Agreement, hereinafter referred to as "Lease".

**FUNDAMENTAL LEASE PROVISIONS**

DATE OF LEASE: June 30, 2021

APARTMENT COMPLEX: The real property, located in the City of Santa, County of Santa Clara, State of California.

LEASED PREMISES: The following Leased Premises is commonly designated as: 3465 Lochinvar Avenue #  
Santa Clara, CA 95051

Street Address

LANDLORD: Santa Clara Teacher Housing Foundation

TENANT: \_\_\_\_\_  
\_\_\_\_\_

LEASE TERM: Month-to-Month. With a Maximum of Eighty-Four (84) months.

LEASE COMMENCEMENT DATE: July 1, 2021 LEASE EXPIRATION DATE: June 30, 2028

DATE OF POSSESSION: July 1, 2021 RENT COMMENCEMENT DATE: July 1, 2021

MINIMUM ANNUAL RENT: \$ \_\_\_\_\_ MINIMUM MONTHLY RENT: \_\_\_\_\_

SECURITY DEPOSIT: \_\_\_\_\_

USE: Tenant shall use the leased premises for Residential Purposes for a Maximum of Four (4) Persons Only  
and shall not use or permit the Premises to be used for any other purpose without the prior written consent of Landlord.

**ADDRESS FOR NOTICES**

LANDLORD: SC Teacher Housing Foundation  
c/o Gillmor & Associates  
1201 Franklin Mall  
Santa Clara, CA 95050  
PHONE #: (408) 246-5020

TENANT: \_\_\_\_\_  
3465 Lochinvar Avenue,  
Santa Clara, CA 95051  
\_\_\_\_\_  
\_\_\_\_\_

GUARANTOR: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXHIBITS: The following exhibits are attached and made part hereof:

- EXHIBIT "A" - SITE PLAN
- EXHIBIT "B" - APARTMENT PLAN
- EXHIBIT "C" - HOUSE RULES AND REGULATIONS
- EXHIBIT "D" - LANDLORD-TENANT APARTMENT CHECKLIST
- EXHIBIT "E" - APARTMENT CONTENTS INVENTORY
- EXHIBIT "F" - SECURITY DEPOSIT REFUND POLICY
- EXHIBIT "G" - ASSISTIVE ANIMAL ADDENDUM

THE GENERAL PROVISIONS AND THE FOLLOWING ADDENDA (S) ARE ATTACHED HERETO AND MADE A PART HEREOF:

The Fundamental Lease Provisions are an integral part of this lease, and each reference in this Lease to any of the Fundamental Lease Provision shall be construed to incorporate all of the terms provided under each such Fundamental Lease Provision.

Landlord's Initial \_\_\_\_\_

Tenant's Initial \_\_\_\_\_