

RESIDENTIAL LEASE/RENTAL AGREEMENT

DATED 06/17/2025

A. VARIABLE LEASE TERMS:

RESIDENCE DESCRIPTION : Part of a multi-family residential complex known as The Offset					
UNIT NUMBER: 1003		UNIT TYPE: B1-off		UNIT ADDRESS: 3620 Duckhorn Dr., Apt. 1003	
COUNTY:		CITY: Sacramento		California	ZIP: 95834
TERM:					
COMMENCEMENT DATE: 07/13/2025		☒ <i>(If checked)</i> Resident has been granted an EARLY TERMINATION OPTION . To exercise this option, Resident must pay an Early Termination Option Fee of \$5,690.00 and give notice of Resident's election to exercise the option at least 30 days before the Early Termination Date. The Early Termination Date must be between 07/13/2025 and 08/12/2026. Landlord may require Resident to sign additional documentation if Resident elects to exercise Resident's early termination option.			☒ <i>(If checked)</i> After the Termination Date, this Agreement will continue on a month-to-month basis until terminated as specified elsewhere in this Agreement.
TERMINATION DATE: 08/12/2026					
RESIDENT(S):					
NAME: Nalonni Madden		NAME:		NAME:	
NAME:		NAME:		NAME:	
LIST OF ALL OCCUPANTS (Do not list any Residents from above):					
NAME:		NAME:			
NAME:		NAME:			
GUARANTOR(S):					
LANDLORD NAME: KIW Duckhorn Venture LLC					
PROPERTY MANAGER: Sares Regis Management Co, 3501 Jamboree Road, Suite 3000 Newport Beach, CA 92660 (916) 238-3288					
MONTHLY RENT:					
Base Rent: \$2,845.00	☐ <i>(If checked)</i> LICENSE FOR GARAGE/PARKING SPACE NO.: Monthly Garage/Parking Rent: \$0.00	☒ <i>(If checked)</i> LICENSE FOR STORAGE SPACE NO.: C-237 Monthly Storage Space Rent: \$0.00	☐ <i>(if checked) (If checked)</i> Monthly Pet Rent: \$0.00	☐ <i>(If checked)</i> Other monthly charge describe:	Total Monthly Rent: \$2,845.00
RENT CONCESSIONS:					
<i>(If checked)</i> Resident is granted a per month reduction in the monthly Rent for the period from to . The monthly Rent identified above is the amount due before application of the rent concession.					
<i>(If checked)</i> Resident is granted a per month reduction in the monthly Rent for the period from to . The monthly Rent identified above is the amount due before application of the rent concession.					
☐ <i>(If checked)</i> Resident is granted a onetime concession to be applied in the month of .					
LATE CHARGE (Applied if payments have not been received within 3 days of their due date): \$100.00					SECURITY DEPOSIT: \$1,000.00
PAYMENT INSTRUCTIONS:					
☒ All amounts due Landlord are payable to KIW Duckhorn Venture LLC , The Offset, 3610 Duckhorn Drive, Sacramento, CA 95834, (916) 238-3288. Payment must be made by: ☒ Money Order ☒ Cashiers Check ☐ Cash ☒ Credit Card ☒ Personal Check- No personal checks will be accepted after the 10th day of the month or in response to a notice to pay rent or quit or a notice to perform covenant or quit requiring payment. The normal hours available to make payments in person are from to Closed, on all non-holiday Weekdays, to Closed on Saturdays, and to Closed on Sundays. ☐ <i>(If checked)</i> A twenty-four hour, seven days a week rent payment drop box is available at the address above.			☒ <i>(If checked)</i> Landlord may, but is not required, to accept payments electronically or by credit card, either directly or through a third party payment service system. Residents interested in these payment methods should request information about Landlord's current electronic and credit card payment acceptance policy from the management office. See the Payment Detail section below.		

AGENT FOR OWNER



RESIDENT INITIALS

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Kimball, Tirey & St. John California Residential Lease/Rental Agreement

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