

RentStmnt_4421SantaMonica_MaiYang

https://docs.google.com/document/d/1IHIGUWy918l_qJpsBPrVNZBWQPUIInloF9OlpF_5k-2A/edit?usp=sharing

Tenant Statement

Property Address: 4421 Santa Monica Ave, Sacramento, CA 95824

3 bedrooms, **2** bathrooms, 1 car garage, **1,553** sq ft,

Built in 1953, 5,227 sqft lot

Bonus room measures: 19.5ft x 15.5ft x 8ft

Tenants: Mai Yang, Joey Ger Thao, Shong Neng Thao, Ying Her Thao

Main Contact: Mai Yang at 4421 Santa Monica (916) 877-0494

Lease Term Summary

- Lease Term Start Date: Mar 1, 2024
- Monthly Rent: \$2,250 (Includes Water, Sewer, Garbage) plus pet fee
- Security Deposit: \$2,250 plus pet deposit
- Pets: Allowed (1 dog \$100 per month + \$500 deposit)
 - It's a small chihuahua under 25lbs
 - Reduced to \$35 pet fee per month and \$200 pet deposit
- Total Due at Move-In: \$4,735 (First month's rent + Security Deposit + Pet Deposit) reduced
 - Updated breakdown:
 - Monthly Due amount: \$2,250 plus \$35 pet fee => \$2,285
 - Security Deposit: \$2250 plus \$200 pet deposit => \$2,450
- Rent Due Date: 1st of every month
- Late Fee: 5% if past the 5th; additional 5% if past one month
- Utilities Included: Water, Sewer, Garbage
- Utilities Not Included: Tenants responsible for Power and Gas (PG&E)
- Parking: 1-Car Garage, 1-Car Driveway, Street Parking

- Yard Maintenance: Tenants responsible
- Application Fee: \$25 per applicant (Waived with Zillow credit report)
- Qualifications: Good credit, excellent rental history

Rent Proration: If you move in the middle of a month, we will prorate your rent for the subsequent month.

Rent Payment Methods:

- Zelle Payment to Gordian Properties:
 - Email: gordian.properties@gmail.com
 - First Name: Gordian, Last Name: Properties LLC
 - Note if you see “Howard Zhou” showing as the account holder, that’s correct.
 - Important: Do not use the phone number 408-634-5320 for Zelle payments. If sent in error, contact Zelle customer service to retrieve the funds.
- Alternative Mobile Bank Payments:
 - Cash App: ID \$GordianProperties
 - Venmo: ID @Howard-Zhou-2

Initial Payment Requirements:

If you are limited with a payment amount due to a large initial amount required, you may want to go to one of our banks in person to make a transaction.

- Payment methods: Cash or in-bank transfer
- Work with a bank teller
- Get a cash deposit receipt and text to us as proof of the payment

You may use the following banks on your choice:

- Wells Fargo
- Bank of America
- Chase
- Citibank
- BMO

You can tell us which bank you want to use so that we can provide you an account number accordingly.

Move-In Instructions:

- Complete full payment and provide deposit receipt
- Sign up for utilities
- Review and sign the lease agreement
- Await key transfer instructions

Utility Companies:

- For power and gas
<https://sites.google.com/view/gordianpropertiesllc/GPL-Bills/Power-Gas-Bills/Sacramento-Power-and-Gas>
- For Water: Water - California-America Water Company
 - Phone: 888-237-1333
 - Connected 2/9/2024
- For Sewer and Garbage: County of Sacramento (916) 875-5555

Gas for Sacramento Area:

West Coast Gas Co., Inc.

9203 Beatty Drive, Sacramento, CA 95826-9702

(916) 364-4100

URL: <https://www.westcoastgas.com/user/login>

West Coast Gas Co (916)364-4100

Power for Sacramento Area

SMUD

6301 S St, Sacramento, CA 95817

Phone: (888) 742-7683

URL: <https://www.smud.org/>

SMUD 888-742-7683

Note that this statement is only for summary lease terms and summary amount due. We will provide a lease agreement separately.