

THIS FORM MUST BE RETURNED TO GOLDEN BEE MANAGEMENT BY OR ON JULY 7, 2020

TODAY'S DATE: _____

TENANT NAME: _____

MONTHLY RENT
\$ _____ . _____

PROPERTY ADDRESS: _____, _____ CA _____ UNIT #: _____

1. **BALANCE DUE** for unpaid rent during COVID-19 Emergency Order. **Deferment request can only be for months during the Emergency Public Order.**

This request is for the following:

\$ _____ . _____, balance due for March 2020

\$ _____ . _____, balance due for April 2020

\$ _____ . _____, balance due for May 2020

\$ _____ . _____, balance due for June 2020

\$ _____ . _____, balance due for July 2020

Total Amount Deferred \$ _____ . _____

2. **REPAYMENT PLAN** for unpaid rent during COVID-19 Emergency Order

 If you would like to enter into a payment plan now, check **ONLY** one of the following as your agreement to repay the deferred rent.

 pay on a **monthly** basis beginning on _____, 20____ in the amount of \$ _____ . _____ on the _____ of every month ending on _____, 20____ or when the amount deferred is paid-in-full.

 pay on a **bi-weekly** basis beginning on _____, 20____ in the amount of \$ _____ . _____ to be paid every fourteen (14) days ending on _____, 20____ or when the amount deferred is paid-in-full.

 pay on a **weekly** basis beginning on _____, 20____ in the amount of \$ _____ . _____ to be paid every seven (7) days ending on _____, 20____ or when the amount deferred is paid-in-full.

 other: _____

 ** Email documents to: operations@goldenbeemanagement.com. **

By signing below you agree to the Terms & Conditions attached here.

TENANT SIGNATURE _____

TENANT EMAIL _____ PHONE #: _____

 for additional information please go to our website: <https://goldenbeemanagement.com/COVID-19/>

FOR MAINTENANCE REQUESTS - - EMAIL: MAINTENANCE@GOLDENBEEEMANAGEMENT.COM **OR REQUEST MAINTENANCE ON OUR WEBSITE AT:** GOLDENBEEEMANAGEMENT.COM/SERVICE-REQUEST/ **OR VIA YOUR APPFOLIO TENANT PORTAL**

TERMS AND CONDITIONS OF DEFERMENT OF RENT DURING EMERGENCY PUBLIC ORDER

Past Due Rent – if you have a past due balance prior to the Emergency Order, that amount is not protected under this Emergency Order.

Monthly Deferment Request Submission – Tenant understands they are required to inform the landlord in writing of their inability to pay rent due to COVID-19. Tenant understands that submitting a *Deferment Request Form* is submitting to Landlord their request for deferment in writing.

Deferment Requests Monthly – Tenant understand that the submission of deferment is to be done every month the Order is in place. Tenant understands that this submission is for this month ONLY.

Deferment Approval – Approval of the Deferment Request is granted by the Landlord and Owner.

Qualified Documentation May Be Required – Tenant understands that proof of loss of income may be required. Tenant is responsible for providing documentation if requested.

Partial Payment – Landlord’s acceptance of any partial payment of rent does not waive the landlord’s right to demand payment in full or waive the landlord’s rights to enforce any other rights pursuant to the rental agreement. Any payment received by the landlord shall first be applied to the past amount owed.

Filing Unlawful Detainers – Evictions can be processed by the courts for all other actions unrelated to the non-payment of rent during the Emergency Public Order. For clarification if you have a past due balance prior to the Emergency Order, that amount is not protected under this Emergency Order.

Current Evictions – All evictions filed prior to the Emergency Public Order have not been dismissed. Eviction processing has remained the same as prior to the Emergency Public Order.

Governing Law – The *Deferment Request Form* and these Terms and Conditions shall be governed by, and construed in accordance with, the laws of the State of California. The unenforceability or invalidity of any clause in the *Deferment Request Form* and these Terms and Conditions shall not have an impact on the enforceability or validity of any other clause. Any unenforceable or invalid clause shall be regarded as removed from this Agreement to the extent of its unenforceability and invalidity. Therefore, this Agreement shall be interpreted and enforced as if it did not contain the said clause to the extent of its unenforceability and invalidity.

Entire Agreement – The *Deferment Request Form* and these Terms and Conditions contain all the terms agreed to by the Tenant and Landlord relating to its subject matter, including any attachments or addendums. The *Deferment Request Form* and these Terms and Conditions replaces all previous discussions, understandings and oral agreements.