Rental Fee Disclosure

California residential lease · Civil Code 1950.5 (security), 1950.6 (screening fees), 1947.3 (payment methods)

Property address	
Unit	
City, ZIP	
Landlord or manager	
Lease term and start date	

MONTHLY RENT PLUS REQUIRED MONTHLY FEES: $_____

RENT AND REQUIRED MONTHLY CHARGES

Required monthly charge	Amount per month
Base rent	
Required parking	
Required amenity fee	
Required trash or utility charge	

OPTIONAL CHARGES (TENANT MAY DECLINE)

Optional or conditional charge	Amount	What it pays for	How to avoid it	
Pet rent (only with a pet)				
Storage				
Extra parking				
Card fee (check is free)				
Rent reporting (opt-in)				

SECURITY AT MOVE-IN

Security, all refundable (limit: one month's rent)	Amount	Notes
Security deposit		
Any move-in, admin or cleaning charge (counts as security)		
Any one-time pet charge (counts as security)		
TOTAL SECURITY (must not exceed the limit)		

UTILITIES

Included in rent: _____. Tenant pays: _____. How shared costs are split, if any: _____.

LATE, RETURNED CHECK AND APPLICATION FEES

Late charge: $_____ if rent is not received by the ____ of the month (a reasonable estimate of the costs of late payment). Returned check: $25 first, $35 each later. Application screening fee: $_____ per adult, actual cost, at most about $65.86 in 2026.

Tenant initials: _____ Date: _____ Landlord initials: _____ Date: _____

Not charged: fees for serving or posting notices; fees for paying rent or the deposit by check; non-refundable move-in, admin, cleaning or pet fees. Security is returned within 21 days after move-out with an itemized statement, receipts and photos.

Free template from rentalfeedisclosure.com. Not legal advice. Have your lease reviewed by a California attorney.