



TENANT ESTOPPEL CERTIFICATE
(C.A.R. Form TEC, Revised 12/23)

Tenant: Stephanie Vick

Premises: 11259 Provencal Place, San Diego, CA 92128

To whom it may concern: The undersigned is the Tenant of the above premises and makes the following representations:

RENTAL AGREEMENT TERMS		
Paragraph #	General Terms	
1	Is a copy of the rental agreement ("Agreement") attached hereto?	Check one of the following: <input type="checkbox"/> Yes, a copy is attached. <input checked="" type="checkbox"/> No, a copy is not attached.
2	Date of the Agreement	<u>3/29/2023</u>
3	Name of the current Rental Property Owner, Authorized Broker or Agent, or Property Manager ("Housing Provider", formerly known as landlord)	<u>David Tutt</u>
4	Name of any other adult tenants and occupants, and the age of all minors	<u>Stephanie Vick</u> <u>18yo and 17yo</u> Age of Minors _____
5	Current monthly base rent amount	<u>\$ 3,500</u>
6	The current monthly base rent amount above is paid in full	EXCEPT: _____
7	Security deposit	<u>\$ 3,500</u>
8	Other deposits	\$ _____
9	Expiration date of current term	<u>4/30/2026</u>
10	Number and location of Parking Spaces	<u>Two garage spaces, attached</u>
11	Number and location of Storage Spaces	<u>N/A</u>
12	Animals	<input type="checkbox"/> Service <input type="checkbox"/> Emotional Support <input checked="" type="checkbox"/> Pet(s) If any, describe: _____
Utilities & Services		
13	Who pays for the water?	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Housing Provider
14	Who pays for the electricity?	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Housing Provider
15	Who pays for the gas?	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Housing Provider
16	Who pays for the waste disposal?	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Housing Provider
17	Who pays for the sewage?	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Housing Provider
18	Who pays for the gardening/landscaping?	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Housing Provider
19	If applicable, what other utilities or services does Tenant pay for?	_____
Appliances		
20	Who owns the stove?	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Housing Provider
21	Who owns the refrigerator?	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Housing Provider
22	Who owns the washer/dryer?	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Housing Provider
23	Who owns the microwave?	<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Housing Provider
24	If applicable, what other appliance(s) does Tenant own?	<u>N/A</u> <u>N/A</u>

TENANT ESTOPPEL CERTIFICATE (TEC PAGE 1 OF 2)

Additional Representations

- 25. The Tenant represents that the original Agreement remains in full force and effect and constitutes the entire agreement between Tenant and Housing Provider, except for the following modifications, amendments, addendums, assignments, extensions, and/or preferential rights or options to purchase/lease:
 N/A

 N/A

 There are no verbal or written agreements or understandings between Housing Provider and Tenant with respect to the Premises, except as set forth above.
- 26. Tenant is the actual occupant and is in possession of the Premises. Tenant has not assigned, transferred or hypothecated Tenant's interest under the Agreement. Any construction, build-out, improvements, alterations, or additions to the Premises required under the Agreement have been fully completed in accordance with the plans and specifications described in the Agreement.
- 27. All obligations of Housing Provider under the Lease have been fully performed and Housing Provider is not in default under any term of the Agreement. Tenant has no defenses, off-sets or counterclaims to the payment of rent or other amounts due from Tenant to Housing Provider under the Lease.
- 28. Tenant has not been given any free rent, partial rent, rebates, rent abatements, or rent concessions of any kind, except as follows:
 N/A

 N/A

- 29. Tenant has not filed and is not the subject of any filing for bankruptcy or reorganization under federal bankruptcy laws or similar state laws.
- 30. Tenant represents that Tenant: (a) is not in default of the performance of any obligations under the Agreement; (b) has not committed any breach of the Agreement; and (c) has not received any notice of default under the Agreement, which has not been cured.
- 31. The correct address for notices to Tenant is the Premises above unless otherwise shown below.
- 32. The person signing below represents that he/she/they is/are duly authorized by Tenant to execute this Statement in Tenant's behalf.
- 33. Tenant understands that: (a) a lender may make a loan secured in whole or part by the Premises, and that if Lender does so, Lender's action will be in material reliance on this Estoppel Certificate; and/or (b) a buyer may acquire the Premises or the building in which the Premises is located, and if buyer completes the purchase, buyer will do so in material reliance on this Estoppel Certificate.

Tenant DocuSigned by:
Stephanie Beth Vick
1DE8320FE9574E6... _____ Date 9/5/2024

Tenant _____ Date _____

Receipt Acknowledged: DocuSigned by:
David Tull
166DD99C115642C... _____ Date 9/3/2024

Housing Provider _____ Date _____

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 525 South Virgil Avenue, Los Angeles, California 90020

