

Que incluye un contrato de arrendamiento

Como dice el libro de Derechos de Inquilinos del Estado de California (California Department of Consumer Affairs, 2012), hay cierta información que debe de estar incluida en un contrato de arrendamiento. Aquí está una lista de la información importante:

- Nombre de dueño y alquilino
- Dirección de la casa/apartamento/local
- ¿Cuánto tiempo va a estar viviendo el inquilino en la propiedad y el contrato vigente?
- ¿Cuánto va a hacer la renta?
- ¿Cuándo se paga la renta, a quien se le paga y donde se va a hacer el pago?
- ¿Cuánto sería el pago de depósito y que es el propósito que se usará?
- ¿Qué pasaría en caso de pagos atrasados o cheques regresados por el banco?
- Si se permiten animales?
- ¿Cuántas personas pueden estar viviendo en la vivienda?
- ¿Quién pagará los cobros de los útiles (gas, electricidad y agua)?
- ¿Si el dueño hará reparos a la propiedad y en cuánto tiempo?
- ¿Si tienen el derecho como rentero de alquilar la propiedad o parte de la propiedad a otro inquilino?
- Las condiciones en cual el dueño puede inspeccionar la propiedad

California Department of Consumer Affairs. (2012). California tenants: A guide to residential tenants' and landlords' rights and responsibilities. Retrieved from www.dca.ca.gov/publications/landlordbook/catenant.pdf

County of Monterey. (n.d.). Housing resources in Monterey County. Retrieved from www.co.monterey.ca.us/housing/Housing/Housing%20Resources%20in%20Monterey%20County%29Web%20list%205-6-11.pdf

What is included in a lease/rental agreement?

Like it states in the booklet based in California Tenants' Rights (California Department of Consumer Affairs, 2012), there is certain information that are required in a lease or rental agreement. Here is a list of important information that should be included:

- Name of landlord and tenant
- Address of house/apartment or unit
- How long will the tenant be living in the unit and maintain an updated contract?
- How much will rent be?
- When will rent be paid, who it will be paid to and where?
- How much would security deposit be and what will it be used for?
- What would happen in case of late payments or returned checks?
- Are animals permitted in the property?
- How many people can live in the property?
- Who will pay for utilities? (gas, electricity and water)
- If landlord will be doing repairs when needed to the unit and within what time.
- If the tenant has the right to rent the property or part of the property to another tenant.
- The conditions under which the landlord can inspect the property.

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Recursos Legales y de Viviendas: (County of Monterey, n.d.)

- **The Housing Authority of the County of Monterey**
123 Rico Street Salinas, Ca 93907
Tel: 831-775-5000 Fax 831-424-9153
- **Central Coast Center for Independent Living**
318 Cayuga Street, Suite 208 Salinas, CA 93901
Tel: (831) 757-2968 Fax: (831) 757-5549
288 Pearl St. Monterey, CA 93940
Phone: (831) 649-2969 Fax: (831) 647-6224
- **Center for Community Advocacy /Centro de Abogacía de la Comunidad**
22 West Gabilan Street Salinas, CA 93901
Phone: (831) 753-2324 Email: info@cca-viva.org
- **CHISPA, Inc.**
295 Main St., Suite 100 Salinas, CA 93901
Phone: 831-757-6251 Fax: 831.757.7537
- **California Rural Legal Assistance**
2100 Garden Road #D Monterey, CA 93940
Phone: (831) 375-0505
3 Williams Road Salinas, CA 93905
Phone: (831) 757-5221
- **ECHO Housing**
http://echofairhousing.org
Phone: 855-275-3246
Email: contact@echofairhousing.org

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Housing and Legal Resources: (County of Monterey, n.d.)

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