

HELP FOR CALIFORNIA RENTERS

What California needs

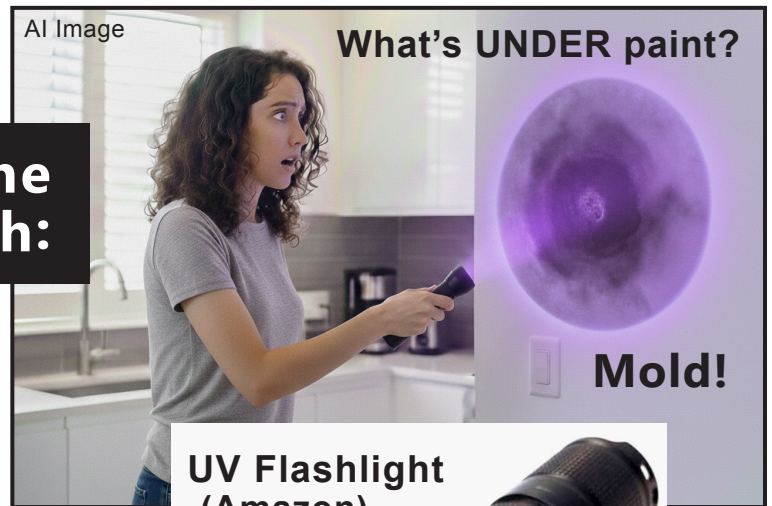
RENT CONTROL FLASHLIGHT

TEST APARTMENTS FOR TOXIC HEALTH ISSUES. USE RESULTS TO NEGOTIATE OR RE-NEGOTIATE YOUR BEST RENT DEAL.

Inspect it before you lease



Discover the truth and negotiate



With the rent control flashlight (right), you can determine if the apartment you are looking at is safe to occupy by being able to detect painted-over mold, mildew, and other issues. If found, the apartment is 'substandard' per California Health and Safety Code § 17920.3 and therefore, you may be able to negotiate a lower rent price. If you are an existing renter, you may be able to re-negotiate your rent, prevent rent increases, and even void your lease without penalties or credit damage by invoking California Civil Code § 1942.4, 1689, and 1572. By working with your landlord to reach a private settlement, you can help them keep their habitability issues you found from being discovered by their insurance company, which could result in a potential loss of insurance and business continuity because of how insurance companies are increasing their monitoring to uncover these types of serious violations.

The truth:

**UV Flashlight
(Amazon)**

**So simple!
Anybody
can do it!**

**Used by
schools,
hotels, and
hospitals**



**Must be 365nm
edition for
best results**

***Be your own
inspector!***

ABOVE: 'UVBeast V3 365nm' UV flashlight from Amazon (only \$40). Turn out lights and shine on walls, ceilings (1 foot away at an angle) and in cabinets/drawers and look for unusual "blotches". If found, take photos then turn on lights and take same photos using normal light. If blotches vanish under normal light, they were likely painted over before you moved in to hide them from you. Email your photos to apartment management and use them to negotiate your best rent deal when looking at new apartments and when considering renewing existing apartment leases.