



30-DAY NOTICE OF CHANGE IN RENTAL TERMS

Prepared by: Agent _____
Broker _____

Phone _____
Email _____

NOTE: To change any terms in a month-to-month tenancy, a Landlord must furnish the Tenant with a written 30-day notice of the change. If rent is raised more than 10% within a 12-month period on a residential Tenant, a 60-day notice of the increase is required. [Calif. Civil Code §827; see ft Form 574]

DATE: _____, 20_____, at _____, California.

To Tenant: _____
Items left blank or unchecked are not applicable.

FACTS:

1. You are a Tenant under a rental agreement or expired lease agreement
 - 1.1 dated _____, at _____, California,
 - 1.2 entered into by _____, as the Tenant, and
 - 1.3 _____, as the Landlord,
 - 1.4 regarding real estate referred to as _____.

NOTICE:

Thirty (30) days after service of this notice on you, the terms of your tenancy on the real estate are hereby changed as indicated below:

2. Rent shall be \$_____ payable monthly, or _____, in advance, and due on the _____ day of the month.
 - 2.1 Rent to be paid by personal check _____.
 - 2.2 Rent may be tendered by mail, or personal delivery, to _____ (Name)
_____ (Address)
_____ (Phone, Fax, Email)
 - a. Personal delivery of rent will be accepted during the hours of _____ to _____ on the following days: _____.
 - 2.3 Rent may also be paid by deposit into account number _____, at _____ (Financial Institution)
_____ (Address)
3. The common area maintenance charge shall be \$_____ per month, payable with each payment of rent.
4. Utilities now paid by Landlord to be paid by Tenant as checked:
 Gas Electricity Sewage and Rubbish Water Cable TV
5. Tenant to maintain and properly care for the lawns, gardens, trees, shrubs and watering system.
6. An additional security deposit of \$_____ is payable with the next rent payment.
7. Smoking is prohibited in the following area(s) _____
8. _____
9. **This notice affects no other terms of your tenancy.**

Date: _____, 20_____
 Landlord/Agent: _____ DRE #: _____

 Signature: _____
 Phone: _____ Cell: _____
 Fax: _____
 Email: _____