

90-DAY NOTICE OF CHANGE IN RENTAL TERMS

For Properties Not Subject to Rent Cap Requirements

NOTE: This form is used by a residential property manager or landlord when seeking a rent increase exceeding 10% under a rental or expired lease agreement, together with any change in other terms or conditions, to notify the tenant of the increased rent prior to 90 days before the change.

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

To Tenant:

Items left blank or unchecked are not applicable.

FACTS:

1. You are a Tenant under a rental or expired lease agreement

1.1 dated _____, at _____, California,

1.2 entered into by _____, as the Tenant,

1.3 and _____, as the Landlord,

1.4 regarding real estate referred to as _____.

NOTICE:

Ninety (90) days after service of this notice on you, the terms of your tenancy on the real estate are changed as indicated below:

2. Rent is \$_____ payable monthly, or _____, in advance, and due on the _____ day of the month.

2.1 Rent is paid by personal check, or _____.

2.2 Rent is tendered by mail, or personal delivery,

to _____ (Name)

_____ (Address)

_____ (Phone, Fax, Email)

a. Personal delivery of rent is accepted during the hours of _____ to _____ on the following days:

2.3 Rent is paid by deposit into account number _____,

at _____ (Financial Institution)

_____ (Address)

3. The common area maintenance charge is to 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, tree, 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: _____

Address: _____

Phone: _____ Cell: _____

Fax: _____

Email: _____