

NOTICE OF RIGHT TO RECLAIM PERSONAL PROPERTY

To Residential Tenant After Termination of Tenancy

NOTE: This form is used by a residential property manager or landlord when a tenant has vacated the premises and left personal property behind, to advise the tenant the personal property will be discarded if not reclaimed by the tenant by paying the cost of removal and storage.

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

TO FORMER TENANT:

Name: _____

Address: _____

Items left blank or unchecked are not applicable.

FACTS:

1. You were a Tenant under a rental or 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:

2. When you vacated the premises referenced above on _____, 20_____, the following personal property remained _____

3. You may claim the personal property at _____

4. **YOU MAY AVOID DISPOSAL OF PERSONAL PROPERTY** by doing the following before expiration of this notice:

4.1 Pay the reasonable cost of removal and storage of all the personal property [See **RPI Form 582-1**]; **AND**

4.2 Take possession of the personal property.

5. This notice expires unless you respond by _____, 20_____, which date is at least 15 days after this notice was personally served, or 18 days after this notice was sent by first class mail, postage prepaid, or emailed.

6. You may minimize the cost of storage when you claim your personal property by:

(Date not less than two days after Tenant vacated premises)

7. **The personal property to be claimed or disposed of is valued as:**

7.1 Worth more than \$700. If you fail to reclaim the property, it will be sold at a public sale after published notice of the sale. You have the right to bid on the property at this sale. After the property is sold and the cost of storage, advertising and sale are deducted, the remaining money will be handed to the county. You may claim the remaining money within one year after the county receives the money.

7.2 Worth less than \$700. This property is believed to be worth less than \$700. Therefore, it may be kept, sold or destroyed without further notice if you fail to reclaim it prior to expiration of this notice.

This statement is true correct.

Date: _____, 20_____

Landlord/Agent: _____ DRE #: _____

Signature: _____

Address: _____

Phone: _____ Cell: _____

Fax: _____

Email: _____