

JUST CAUSE AND RENT CAP ADDENDUM

For Use by Residential Landlord

NOTE: This form is used by a leasing agent, property manager or landlord of a tenancy existing before July 1, 2020 to notify the tenant of rent cap and just cause eviction requirements and whether the property is exempt.

DATE: _____, 20_____, at _____, California.
Items left blank or unchecked are not applicable.

FACTS:

1. This is an addendum to the following lease or rental agreement:

- 1.1 dated _____, 20_____, at _____, California,
- 1.2 entered into by _____, as the Landlord,
and _____, as the Tenant,
- 1.3 regarding real estate referred to as _____.

NOTICE:

California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.

This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (c)(5); (d)(5) and 1946.2 (e)(7); (e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

2. This notice affects no other terms of your tenancy.

I agree to the terms stated above.

See attached Signature Page Addendum. [RPI Form 251]

Date: _____, 20_____

Landlord: _____

Signature: _____

I agree to the terms stated above.

See attached Signature Page Addendum. [RPI Form 251]

Date: _____, 20_____

Tenant: _____

Signature: _____

Tenant: _____

Signature: _____