

QUALIFIED COMMERCIAL TENANT NOTICE AND ATTESTATION

(Calif. Civil Code §827(b)(7)(D)(ii))

NOTE: This form is used by a qualified commercial tenant (QCT) when entering into a rental or lease agreement and annually thereafter, to notify a property manager or landlord of their status as a QCT and perfect their right to QCT protections.

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

Items left blank or unchecked are not applicable.

FACTS:

1. This notice and attestation regards 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. Tenant attests they are a Qualified Commercial Tenant (QCT) under the below qualifying status:

a. ☐ microenterprise with five or fewer employees and limited access to financial resources. (Calif. Business and Professions Code §18000)

Number of employees _____

b. ☐ restaurant with fewer than ten employees.

Number of employees _____

c. ☐ nonprofit organization with fewer than 20 employees.

Number of employees _____

3. As a QCT, Tenant is entitled to:

a. a longer period of time for notice of an increase in rent, common area maintenance fees (CAMs) or other obligations.

b. a longer period of time for notice of termination of tenancy to be effective.

c. more documentation in a change of building operating costs paid by the tenant.

d. translation requirements when negotiating a lease agreement.

4. Other: _____

This statement is true and correct.

☐ See attached Signature Page Addendum. [RPI Form 251]

Date: _____, 20____

Tenant: _____

Signature: _____

Title: _____

Address: _____

Phone: _____

Cell: _____

Email: _____