

60-DAY NOTICE OF CHANGE IN RENTAL TERMS

NOTE: This form is used by a residential property manager or landlord when seeking a rent increase exceeding 10% from a tenant under a rental or expired lease agreement, together with any change in other terms or conditions, to notify the tenant of the increased rent more than 60 days in advance of the change.

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
 - 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:

Sixty (60) 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 to be \$_____ payable monthly, or _____, in advance, and due on the _____ day of the month.
 - 2.1 Rent to be paid by personal check, or _____.
 - 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 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: _____

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