



NOTICE OF RIGHT TO RECLAIM PERSONAL PROPERTY

To Residential Tenant After Termination of Tenancy

Prepared by: Agent _____
Broker _____

Phone _____
Email _____

NOTE: This notice may be given to a residential Tenant who left personal property on the premises which remains after he vacated the premises and his tenancy terminated. On expiration of this notice, the Landlord may dispose of the unclaimed property. [Calif. Civil Code §§1983, 1988]

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, and
 - 1.3 _____, 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 **ft** 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 if 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 and correct.

Date: _____, 20_____

Landlord/Agent: _____ DRE #: _____

Signature: _____

Address: _____

Phone: _____ Cell: _____

Fax: _____

Email: _____