

## 30-DAY NOTICE OF CHANGE IN RENTAL TERMS

**NOTE:** This form is used by a property manager or landlord when a residential or commercial property manager or landlord is increasing rent, shifting property operating expenses onto the tenant or adding or altering provisions in a rental or lease agreement, excluding residential rent increases exceeding 10%, to notify the tenant more than 30 days in advance of a change in rental or lease agreement terms.

**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 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:**

Thirty (30) days after service of this notice on you, the terms of your tenancy on the real estate are hereby changed as indicated below:

2. Rent will 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 will 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, trees, shrubs and watering system.
6. An additional security deposit of \$ \_\_\_\_\_ is payable with the next rent payment.
7. \_\_\_\_\_
8. **This notice affects no other terms of your tenancy.**

Date: \_\_\_\_\_, 20\_\_\_\_  
Landlord/Agent: \_\_\_\_\_ CalBRE#: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_