60-DAY NOTICE OF CHANGE IN RENTAL TERMS

Prepared by: Agent _____ **Phone** _____
Broker _____ **Email** _____

NOTE: A residential Landlord raising rent more than 10% within a 12-month period must furnish the Tenant with a written 60-day notice of the rent increase. Any other changes in the terms of the tenancy may be included here or in a concurrently served 30-day notice of change in rental terms. [Calif. Civil Code §827; See **ft** Form 570]

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, and

1.3 _____, 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 hereby changed as indicated below:

2. Rent shall 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 shall 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: _____

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