

RENT CAP AND JUST CAUSE NOTICE OF EXEMPTION ADDENDUM

The following terms and conditions are hereby incorporated in and made a part of the: Residential Lease or Month-to-Month Rental Agreement, ("Agreement"), dated, _____ on property known as _____, unit number _____ in the city of _____ in which _____ is referred to as ("Tenant") and _____ is referred to as ("Landlord").

The rent cap and just cause eviction provisions provided by Civil Code Sections 1947.12 and 1946.2 do not apply to this Property.

Notice of Exemption

This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Owner/Agent

Date