

RENT CAP AND JUST CAUSE NOTICE 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 _____ and is referred to as ("Landlord").

The rent cap and just cause eviction provisions provided by Civil Code Sections 1947.12 and 1946.2 apply to this Property.

Notice

RENT CONTROL: California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information. Pursuant to Civil Code Section 1946.2(b)(2)(A) (i)"just cause" includes the following: Intent to occupy the residential real property by the owner or their spouse, domestic partner, children, grandchildren, parents, or grandparents. This provision of the lease allows the owner to terminate the lease if the owner, or their spouse, domestic partner, children, grandchildren, parents, or grandparents, unilaterally decides to occupy the residential real property."

Resident

Date

Resident

Date

Resident

Date

Owner/Agent

Date