From: landlord or agent name and return address
(shows in the top window of a double window envelope)

< Tenant name(s) and mailing address (up to 5 lines). Placed to show through a standard #10 window envelope when the page is folded in thirds.

NOTICE OF CHANGE IN TERMS OF TENANCY

Civil Code sections 827 and 1947.12 | Rent increase

TO (all tenants and subtenants in possession, by name)

Premises street address | Unit | City | ZIP

and all others in possession of the premises described above (the "Premises"), County of

County (Orange or Los Angeles)

CHANGE IN RENT

You are notified that the terms of your month to month tenancy of the Premises will change as follows:

Current monthly rent $ | New monthly rent $ | Effective date of new rent

- ☐ The increase is 10% or less of the lowest rent charged during the past 12 months: at least 30 days notice.
- ☐ The increase is more than 10%: at least 90 days notice (Civil Code section 827(b)(3)).

RENT CAP CHECK

If the Premises are covered by the Tenant Protection Act, total increases in any 12 month period may not exceed 5% plus the regional change in the cost of living, and never more than 10% (Civil Code section 1947.12). Cities with rent control set their own, usually lower, limits. Confirm the allowed amount before serving this notice.

- ☐ The Premises are covered by the Tenant Protection Act and this increase is within the allowed amount.
- ☐ The Premises are exempt from the Tenant Protection Act rent cap (reason):

Exemption reason

All other terms of your tenancy remain in full force and effect.

Date | Signature of Owner / Landlord / Agent | Printed name

Address | Telephone