



# 30-DAY NOTICE OF CHANGE IN RENTAL TERMS

Prepared by: Agent \_\_\_\_\_  
Broker \_\_\_\_\_

Phone \_\_\_\_\_  
Email \_\_\_\_\_

**NOTE:** To change any terms in a month-to-month tenancy, a Landlord must furnish the Tenant with a written 30-day notice of the change. If rent is raised more than 10% within a 12-month period on a residential Tenant, a 60-day notice of the increase is required. [Calif. Civil Code §827; see ft Form 574]

**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, and
  - 1.3 \_\_\_\_\_, 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 shall be \$\_\_\_\_\_ payable  monthly, or \_\_\_\_\_, in advance, and due on the \_\_\_\_\_ day of the month.
  - 2.1 Rent to be paid by  personal check  \_\_\_\_\_.
  - 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, trees, 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: \_\_\_\_\_ DRE #: \_\_\_\_\_  
  
 Signature: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_