

NOTICE TO ENTER DWELLING UNIT

Pursuant to California Civil Code Section 1954, Owner/Agent hereby gives notice to:

_____, and all persons in the
premises located at: _____, Unit # (if applicable) _____
(Street Address)
_____, CA _____
(City) (Zip)

Owner/Agent or Owner's/Agent's employee(s) will enter said premises on or about _____,
during normal business hours for the reason checked below: (Date/Time)

- 1. To make necessary or agreed repairs
- 2. To do necessary or agreed decorating
- 3. To make necessary or agreed alterations or improvements
- 4. To supply necessary or agreed services
- 5. To exhibit the rental unit to prospective or actual purchasers*
- 6. To exhibit the rental unit to prospective mortgagees
- 7. To exhibit the rental unit to prospective tenants
- 8. To exhibit the rental unit to workmen or contractors
- 9. Pursuant to Court Order
- 10. To inspect waterbed or liquid-filled furniture
- 11. To install, repair, test, and/or maintain the smoke detector
- 12. When the Resident has abandoned or surrendered the premises
- 13. To inspect the unit prior to the termination of the tenancy if requested by Resident**

Date

Owner/Agent

* If the purpose of the entry is to exhibit the dwelling unit to prospective or actual purchasers, the notice can be given orally, in person, or by telephone if the Owner/Agent has notified the Resident in writing within 120 days of the oral notice that the property is for sale and that the Owner/Agent may contact the Resident orally for the purpose described above. Twenty-four hours is presumed reasonable notice in the absence of evidence to the contrary. At the time of entry, the Owner/Agent is required to leave written evidence of the entry inside the unit.

**48 hours is presumed reasonable notice in the absence of evidence to the contrary.

Proof of Service

To be filled out by Server AFTER service on Resident is complete

I, the undersigned, being at least 18 years of age, declare that I served this notice, of which this is a true copy, on the _____ day of _____ (month), _____ (year), on the above-mentioned resident(s) in possession, in the manner indicated below.

- BY DELIVERING** the notice personally to the Resident or to someone of suitable age and discretion at the premises at least 24 hours prior to the intended entry, or at least 48 hours prior to entry in the case of an initial inspection prior to terminating the tenancy as required by Civil Code Section 1950.5(f)
- BY LEAVING** a copy of the notice at, near, or under the usual entry door of the premises at least 24 hours prior to the intended entry in a manner in which a reasonable person would discover the notice, or at least 48 hours prior to entry in the case of an initial inspection prior to terminating the tenancy as required by Civil Code Section 1950.5(f)
- BY MAILING** a copy of the notice addressed to the Resident at least 6 days prior to intended entry.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and if called as a witness to testify thereto, I could do so competently.

Executed this _____ day of _____ (month), _____ (year), in _____ (city), _____ (state).

Name of Declarant (Print)

(Signature of Declarant)

