

# NOTICE OF CHANGE IN TERMS OF TENANCY

TO: \_\_\_\_\_  
(All residents and all others in possession)

Of the premises at \_\_\_\_\_, in the City of \_\_\_\_\_, State of California

You are hereby notified, in accordance with Civil Code Section 827, that 30 days after service upon you of this Notice, or \_\_\_\_\_, whichever is later, your tenancy of the premises will be changes as follows:

1. The monthly rent payable in advance on or before the \_\_\_\_\_ day of each month, will be the sum of \$ \_\_\_\_\_, instead of \$ \_\_\_\_\_, the current monthly rent. Any holding over after the expiration of a written 30 day notice of termination of tenancy shall result in Resident being liable to Owner/Agent for "rental damages" at the fair rental value of \$ \_\_\_\_\_ (new rate) instead of \$ \_\_\_\_\_, (old rate). Daily rental value is prorated using a 30 day month.

2. Other changes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Except as herein provided, all other terms of your tenancy shall remain in full force and effect.

As required by law, you are hereby notified that a negative credit report reflecting on your credit history may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

DATE: \_\_\_\_\_ OWNER/AGENT: \_\_\_\_\_

**Rent Increase of 10% or less -**

New Rental Amount: \$ \_\_\_\_\_ Effective Date: \_\_\_\_\_

Rent Due Date: \_\_\_\_\_ day of each calendar month.

*(Pursuant to California Civil Code 827: If this rent increase plus all rent increases during the prior 12 months does not increase the rent by a cumulative amount over 10%, this rent increase notice will be effective in 30 days if personally served upon you or 35 days if served by mail in accordance with Code of Civil Procedure 1013.)*

**Rent Increase of over 10% -**

New Rental Amount: \$ \_\_\_\_\_ Effective Date: \_\_\_\_\_

Rent Due Date: \_\_\_\_\_ day of each calendar month.

*(Pursuant to California Civil Code 827: If this rent increase plus all rent increases during the prior 12 months has been increased by a cumulative amount over 10%, this rent increase notice will be effective in 60 days if personally served upon you or 65 days if served by mail in accordance with Code of Civil Procedure 1013.)*

## PROOF OF SERVICE (To be filled out by Server)

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served this notice, of which this is a true copy, on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, on the above mentioned Resident in possession in the manner indicated below.

### PERSONAL SERVICE

By delivering a copy of the Notice to the following resident(s) PERSONALLY: \_\_\_\_\_

### SUBSTITUTE SERVICE

By leaving a copy for each of the above-named resident(s) with a person of suitable age and discretion at the residence or usual place of business of the resident(s), said resident(s) being absent thereof; \_\_\_\_\_ and mailing by first class mail on said date a copy to each resident by depositing said copies in the United States Mail, in a sealed envelope, with postage fully prepaid, addressed to the above-named resident(s) at their place of residence.

### POST AND MAIL

By posting a copy for each of the above-named resident(s) in a conspicuous place on the property therein described, there being no person of suitable age or discretion to be found at any known place of residence or business of said resident(s); \_\_\_\_\_ and mailing by first class mail on the same day as posted, a copy to each resident by depositing said copies in the United States Mail, in a sealed envelope with postage fully prepaid, addressed to the resident(s) at the place where the property is situated.

\_\_\_\_\_  
(Signature of Declarant)

