

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:

Street Address

Unit #

City

State

Zip

Owner/Agent or Owners/Agent's employee(s) will enter said premises on or about

Date/Time

during normal business hours for the reason(s) checked below:

- To make necessary or agreed repairs
- To make necessary or agreed alterations or improvements
- To exhibit the rental unit to prospective or actual purchasers
- To exhibit the rental unit to prospective tenants
- To exhibit the rental unit to workmen or contractors
- To install, repair, test, and/or maintain the smoke detector
- To inspect the unit prior to the termination of the tenancy if requested by Resident
- Other:

Dated:

Name:

Landlord or Landlord's Duly Authorized 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. 24 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 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(1)

- 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 on this date:

in _____
City _____ *State*

Name of Declarant (Print)

Signature of Declarant