

NOTICE TO ENTER DWELLING UNIT

Pursuant to California Civil Code Section 1954, owner does hereby give notice to: _____

_____, and all others in possession of the premises

located at: _____ Apt. #: _____

Street Address

_____ California, _____

City

Zip Code

that owner, owner's agent or owner's employees will enter said premises on or about

the _____ day of _____ during normal business hours for the

Date

reason set forth in the checked, numbered item(s) below:

- _____ 1. To make necessary or agreed repairs, decorations, alterations or improvements.
- _____ 2. To supply necessary or agreed services.
- _____ 3. To make initial inspection (Civil Code Section 1950.5[f]) for which a 48 hour notice of entry will be given to Renter.
- _____ 4. To exhibit the dwelling unit to prospective or actual purchasers, mortgagees or tenants.
- _____ 5. To exhibit the dwelling to prospective or actual workmen or contractors.
- _____ 6. Pursuant to court order.
- _____ 7. To inspect, test, repair or maintain smoke detectors.
- _____ 8. To inspect waterbed or liquid-filled furniture.
- _____ 9. When the tenant has abandoned or surrendered the premises.

Estimated time of arrival (if known): _____ (AM/PM).

If entry is made for an initial inspection, Renter shall be given at least 48 hours written notice of such entry, unless such notice is waived.

Dated This _____ day of _____, of the year _____

Agent

Owner

*Except for Initial Inspection and mail delivery, written notice of Owner/Agent intent to enter shall be given at least 24 hours prior to such entry by: (a) personal delivery of the notice to the Renter, (b) delivery of the notice to a person of suitable age and discretion at the Premises, (c) leaving the notice at or near the usual entry door of the Premises in a manner in which a reasonable person would discover the notice. If notice is given by mail, (d) it shall be given at least 6 days in advance of entry.

If the Renter is absent at the time of entry, written evidence of Owner's /Agent's entry will be left in the Premises.

**Entry may be made during other than normal business hours if (a) there is an emergency (b) the Renter has abandoned or surrendered the Premises, or (c) the Renter consents to entry.