

NOTICE TO ENTER DWELLING UNIT

To: _____

_____ and all other persons in possession of the below-described premises.

Premises Address: _____
_____ (the "Premises").

Please be advised that pursuant to California Civil Code §1954, the Premises owner, owner's authorized agent, or the owner's employees will enter the premises on _____, during normal business hours between _____ and _____, for the reason(s) indicated below:

- To make necessary or agreed upon repairs, alterations or improvements.
- To supply necessary or agreed upon services.
- To show the unit to prospective or actual purchasers, mortgagees or tenants.
- To show the unit to prospective or actual workmen or contractors.
- Pursuant to court order.
- To inspect, test, repair or maintain smoke detectors.
- When the tenant has abandoned or surrendered the premises.
- To perform initial inspection per Civil Code Section 1950.5(f) for which a 48-hour notice to enter should be given.

Estimated time of arrival: _____(am/pm).

Dated: _____
_____ Owner or Owner's Agent

Except for initial inspection and mail delivery, written notice of Owner/Agent Intent to Enter shall be given at least 24 hours prior to entry by: (a) personal delivery of the notice to tenant, (b) delivery of the notice to a person of suitable age and discretion at the Premises, (c) leaving the notice at 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, it shall be given at least 6 days in advance of entry.

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

