

Disclosure Notice of Default

California Civil Code §2924

Resident(s): _____

Owner/Agent: _____

Leased Premises: _____ Unit #: _____

City: _____ State: _____ Zip: _____

This Notice is given pursuant to California Civil Code Section 2924 *et seq.* concerning the property the above property.

Section 2924.85 of the Civil Code requires every landlord who offers for rent a single-family dwelling, or a multifamily dwelling not exceeding four units, and who has received a notice of default that has not been rescinded with respect to a mortgage or deed of trust secured by that property shall disclose the notice of default in writing to any prospective tenant prior to executing a lease agreement for the property subject to the notice.

The foreclosure process has begun on this property, and this property may be sold at foreclosure. If you rent this property, and a foreclosure sale occurs, the sale may affect your right to continue to live in this property in the future. Your tenancy may continue after the sale. The new owner must honor the lease unless the new owner will occupy the property as a primary residence, or in other limited circumstances. Also, in some cases and in some cities with a "just cause for eviction" law, you may not have to move at all. In order for the new owner to evict you, the new owner must provide you with at least 90 days' written eviction notice in most cases.

This notice may be executed in counterparts and facsimile copies of same shall be admissible for all purposes and shall be deemed an original. Resident(s) hereby acknowledges that this notice is incorporated into the rental agreement between the resident(s) and owner/agent.

Prospective Resident(s):

_____ Date _____

_____ Date _____

_____ Date _____

_____ Date _____

Owner/Agent:

_____ Date _____

