

NOTICE OF INTENT TO ENTER DWELLING UNIT

TO: [Defendant's Name]
DOES 1 to 20 and all other persons claiming a right to possession

PREMISES/RENTAL UNIT TO WHICH THIS NOTICE RELATES:

[Premises Address], including any and all parking, storage and common areas

PLEASE TAKE NOTICE that your landlord and/or a duly authorized agent will enter the above dwelling unit on [insert date] at the time of [insert approximate time] for purposes of exhibiting the unit to workmen or contractors and making necessary repairs or improvements.

The entry requested is authorized pursuant to California Civil Code Section 1954(b) which provides that a landlord may enter a dwelling unit "to make necessary or agreed repairs, decorations, alterations or improvements, supply necessary or agreed services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workmen or contractors."

California Civil Code Section 1954 requires a tenant to permit access to his or her dwelling unit during normal business hours upon reasonable notice and that 24 hours shall be presumed to be reasonable notice in the absence of evidence to the contrary.

Dated:

Landlord's Signature

[USE NOTE: *Use this notice to obtain access for making repairs, etc. The notice may be personally delivered to the tenant, left with some of suitable age and discretion at the premises, or left on, near, or under the entry door at least 24 hours prior to entry. If mailed, give at least 6 days notice before entering the unit.*]

(rev. 10/14/04)