**RENT CAP AND JUST CAUSE ADDENDUM**

The following terms and conditions are hereby incorporated into and made part of, as if fully set forth therein, the Residential Lease or Month-to-Month Rental Agreement dated: for the property known as .

**RENT CAP AND JUST CAUSE ADDENDUM TERMS**

WITH CERTAIN EXCEPTIONS AND/OR EXEMPTIONS, LANDLORD **MAY** BE SUBJECT TO THE RENT CAP AND JUST CAUSE EVICTION PROVISIONS OF THE CIVIL CODE AND HEREBY INFORMS TENANT OF THE FOLLOWING: *California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.*

**JUST CAUSE REQUIREMENTS**

WITH CERTAIN EXCEPTIONS and/or EXEMPTIONS, LANDLORD **MAY** BE SUBJECT TO THE JUST CAUSE PROVISIONS OF CIVIL CODE SECTION 1946.2 AND HEREBY INFORMS TENANT OF THE FOLLOWING:

□ If the box is checked, Landlord hereby notifies tenant that Landlord may, at some point in the future, decide to terminate this tenancy pursuant to the Owner Occupancy paragraph (b)(2)(a)(i) of the Protecting Tenants Act of 2019. Specifically, the Landlord may unilaterally decide to terminate the tenancy in order for the Landlord, the Landlord’s spouse, domestic partner, children, grandchildren, parents, and/or grandparents to occupy the premises.

□ If the box is checked, Landlord hereby notifies tenant that the Property is exempt from both the rent cap provisions specified in Civil Code Section 1947.12 and the just cause eviction provisions specified in Civil Code 1946.2.

Notice of Exemption: *This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.*