



CALIFORNIA PROPERTY LAW GROUP, APC

A Professional Law Corporation

930 S. La Brea Ave. Suite 204

Los Angeles, CA 90036

Info@capropertylawgroup.com

(323) 282-7969

After your tenant vacates the premises, the tenant might have left behind personal property. If this is the case, you should send over a form entitled "Notice of Right to Reclaim Abandoned Property". This notice can be personally delivered, mailed, or e-mailed to the tenant. If you do not have a last known address of the tenant, you should simply mail it to the premises address that the tenant just vacated.

All property should be itemized in the space provided on the form. You do not need to store the property in the premises, but can move it to another storage location so you can clean up the property to rent out the unit to another tenant.

The tenant has eighteen(18) days to reclaim the property if you mail or email the notice to the tenant. Remember that if you choose to mail the notice, you must mail it to the last known or address or to the premises address that the tenant just vacated from. You should keep a record of your mailing for future reference. If you personally hand deliver the notice to the tenant, the tenant has fifteen (15) days to reclaim the property.

You may require the tenant to pay reasonable storage costs which are calculated at the fair rental value of the space reasonably required for the storage of the items. However, if the tenant makes a claim within 2 days of vacating the premises, you may not charge a reasonable storage cost.

If the property is reasonable believed to be more than \$700 in value, you must checkmark the second box on the form and must hold a public auction for the items. If you do not believe it is valued to be more than \$700, you can dispose of it as you wish after the time period expires.

It would be best to work with the tenant to remove the items from your property. If your tenant asks to come by to pick up their belongings, you do not have to accommodate their schedule, but can arrange a schedule that works for all parties.

Respectfully,

California Property Law Group



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Notice of Right to Reclaim Abandoned Property

To: _____

Name of Former Tenant

Address of Former Tenant

When you vacated the premises at:

(Address of premises, including room or apartment number, if any)

the following personal property remained:

(Insert description of the personal property)

You may claim this property at:

(Address where property may be claimed)

If you claim this property by _____ (insert date not less than 2 days after the former tenant vacated the premises), you may minimize the costs of storage.

If you fail to claim this property by _____ (insert date not less than 2 days after the former tenant vacated the premises), unless you pay the landlord's reasonable cost of storage for all the above-described property, and take possession of the property which you claim, not later than _____ (insert date not less than 15 days after notice is personally delivered or, if mailed, not less than 18 days after notice is deposited in the mail) this property may be disposed of pursuant to Civil Code Section 1988.



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Check One:

_____ (1) "If you fail to reclaim the property, it will be sold at a public sale after notice of the sale has been given by publication. You have the right to bid on the property at this sale. After the property is sold and the cost of storage, advertising, and sale is deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money."

_____ (2) "Because this property is believed to be worth less than \$700, it may be kept, sold, or destroyed without further notice if you fail to reclaim it within the time indicated above."

Dated

Signature of Landlord

Type or Print name of Landlord

Telephone

Address