



CALIFORNIA PROPERTY LAW GROUP, LLP

A Limited Liability Partnership

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This 24-hour notice to enter may be completed and served to allow the landlord the legal right to enter the premises for one of the reasons enumerated below. 24-hour notice is presumed reasonable in absence of evidence to the contrary - if you'd like another form with a different notice period, contact our office.

This notice should be given to the tenant personally, left with someone of a suitable age and discretion at the premises, or left on, near or under the usual entry door of the premises in a manner in which a reasonable person would discover the notice.

Do NOT mail this notice without reading the following.

If you mail this notice, it must be mailed at least SIX DAYS prior to an intended entry. This is presumed reasonable in absence of evidence to the contrary.

You may not abuse the right of access or use it to harass the tenant - you must select one (or more) of the boxes below when giving notice.

If the tenant consents to the entry at the time of entry, you do not need to give notice of entry. However, we always recommend giving legally sufficient notice and keeping a record of every such notice that you serve.

Except in cases of emergency or when the tenant has abandoned or surrendered the premises, entry must be made during normal business hours.

24 HOUR NOTICE TO ENTER DWELLING UNIT

TO: _____ (“Tenant”) and any other occupant(s) in possession of the premises located at:

(Street Address) _____
(Unit/Apartment#) _____ (City) _____ (State) CA _____
(Zip Code) _____ (“Premises”).

Pursuant to Civil Code 1954, Owner/Agent hereby gives the Tenant listed above reasonable notice of their intent to enter during normal business hours on the following dates and times:

_____ between _____.

To make necessary or agreed repairs: *(describe)*

To make alterations or improvements: *(describe)*

To supply necessary or agreed services: *(describe)*

To exhibit the dwelling unit to prospective or actual:

purchasers mortgagees tenants
workers contractors

Pursuant to Court Order

To test the smoke detector

To verify Tenant has abandoned the premises

To inspect the unit prior to the termination of the tenancy (only if requested by Tenant)

X To inspect waterbed or liquid-filled furniture

DATED: _____

OWNER/AGENT: _____