

**ADDENDUM TO RENTAL AGREEMENT
NOTICE OF EXEMPTION FROM RENT CAP AND JUST CAUSE
REQUIREMENTS**

This addendum is made part of the rental agreement dated _____ for the property located at _____, between _____ (Owner) and _____ (Tenant).

Owner gives Tenant the following notice as provided by California Civil Code Section 1947.12(d)(5)(B):

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.

All other terms of the rental agreement remain in effect.

Owner signature

Date

Tenant signature

Date

Owner printed name

Tenant printed name

Before using this form: Use only if the home can be sold separately from any other dwelling unit and the owner is not a REIT, a corporation, or an LLC with a corporate member. For tenancies started or renewed on or after July 1, 2020, the notice must be in the rental agreement. This is a self-help template with general information, not legal advice. Check the statement against the official statute at leginfo.legislature.ca.gov before use. Template from rentcapready.com, last reviewed October 17, 2026.