



CITY OF SOUTH PASADENA

HOUSING DIVISION

1414 MISSION STREET, SOUTH PASADENA, CA 91030

TEL: 626.403.7217 ▪ FAX: 626.403.7221

HOUSING@SOUTH PASADENACA.GOV

TENANT BUYOUT DISCLOSURE NOTICE

THIS WRITTEN DISCLOSURE IS REQUIRED BY LAW AT THE SAME TIME A LANDLORD PROVIDES A PROPOSED BUYOUT AGREEMENT TO A TENANT AND CONTAINS IMPORTANT INFORMATION REGARDING YOUR RIGHTS RELATED TO BUYOUT OFFERS AND AGREEMENTS. PLEASE READ THE FOLLOWING CAREFULLY.

Address of Rental Unit _____

Under South Pasadena Municipal Code Section 17.112, a tenant has the following rights when considering whether to accept a landlord’s buyout offer:

1. **The right to decline to negotiate or enter into a buyout agreement.** A tenant may refuse to discuss an offer concerning a buyout agreement and is not required to accept and enter into a buyout agreement.
2. **The right to consult with an attorney.** A tenant has the right to consult an attorney of their choosing before deciding whether to discuss, negotiate, accept or refuse an offer concerning a buyout agreement.
3. **Five-day right to rescind.** A tenant may rescind a buyout agreement for up to five (5) days after the fully executed buyout agreement with a proof of service is provided to the tenant. In order to rescind a Buyout Agreement, the tenant must hand-deliver, email, or send by certified mail, return receipt requested, as specified in the buyout agreement, a statement to the owner indicating that the tenant has rescinded the buyout agreement. The landlord shall provide written notice to the Housing Division within ten (10) days if the tenant has rescinded the buyout agreement.
4. **The right to information about other buyout agreements.** A tenant may contact the South Pasadena Housing Division for information about other buyout agreements in the tenant’s neighborhood and other relevant information. Our contact information is listed above and our website is www.southpasadenaca.gov

Landlord Contact Information. Tenants may contact the Landlord about this Disclosure Notice and the Buyout Agreement in the following manner:

By Phone at: _____ **By Email at:** _____

In Person at: _____

DECLARATION OF LANDLORD

I declare under penalty of perjury under the laws of the State of California that a copy of this Tenant Buyout Agreement Disclosure Notice was served on the tenants listed below on _____, 20____ at _____, California and that my contact information above is correct.

Landlord Signature: _____ Date signed: _____

Printed Name _____

Mailing Address _____

City, State _____ Zip Code _____

Email address _____ Phone _____

ACKNOWLEDGMENT OF TENANT(S):

I (We) acknowledge receipt of the Tenant Buyout Disclosure Notice:

Tenant 1 Signature: _____ Date Notice Received: _____

Printed Name: _____

Tenant 2 Signature: _____ Date Notice Received: _____

Printed Name: _____

Tenant 3 Signature: _____ Date Notice Received: _____

Printed Name: _____

Tenant 4 Signature: _____ Date Notice Received: _____

Printed Name: _____

This is an important document and if you require it in a different language do not sign it and contact your landlord to request it in your primary language. Your landlord is required to provide this document in your primary language at their expense. If you have any issues obtaining this document in a different language, contact us at housing@southpasadenaca.gov.

Este es un documento importante y, si lo necesita en otro idioma, no lo firme y póngase en contacto con el arrendador para solicitarlo en su idioma nativo. El arrendador está en la obligación de facilitarle este documento en su idioma nativo, sin cobro adicional. Si tiene algún problema para obtener este documento en otro idioma, contáctenos al correo housing@southpasadenaca.gov.

這是一份重要文件，如果您需要該文件的不同語言版本，請不要簽署，聯絡您的房東要求提供您所用主要語言版本的文件。您的房東必須提供您所用主要語言版本的本文件，費用由房東承擔。如果您在取得本文件的不同語言版本時遇到任何問題，請透過 housing@southpasadenaca.gov 與我們聯絡。

***Landlord must keep a copy of this notice for at least five (5) years after it has been signed by all parties.**