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January 1, 2017

To: All landlords and property managers



Re: **2013, 2014, 2015, 2016 and 2017 NEW LAWS!**  
**Updated Rental Agreement...and more!** SIGN UP FOR OUR RENTAL AGREEMENT CLASS

Dear Residential Landlords and Property Managers:

**916-447-8101**

The California Legislature has been busy again this year!

Since 1-1-2013 there have been numerous new laws for landlords, with new language that is required to be placed on many important notices. The new laws make these old forms **obsolete**:

- 30 Day Notice of Termination of Tenancy
- 60 Day Notice of Termination of Tenancy
- 90 Day Notice of Termination of Tenancy
- Notice of Termination of Tenancy
- Notice of Right to Reclaim Abandoned Personal Property – To Former Tenant
- Notice of Right to Reclaim Abandoned Personal Property - To Third Party
- Notice of Belief of Abandonment of Real Property
- Notice of Tenant’s Right to Request a Pre-Termination of Tenancy Inspection
- Security Deposit Statement
- Mutual Agreement to Vacate and Surrender Real Property
- Notice of Intent to Enter
- 48 Hour Notice of Intent to Enter
- Formal Notice of Acceptance of Tenant Offer to Vacate/Notice to Vacate
  
- Rental Agreements



Also, many of the rental agreements that we receive from landlords and property managers are (1) not as thorough or complete as they should be, (2) fail to contain the proper legislatively required language or information, (3) are downright illegal, or (3) fail to address multiple legal and factual issues that occur in the typical landlord-tenant relationship.

If you have not yet attended our **“RENTAL AGREEMENT CLASS”**, there are many laws about which you may not be aware. At Mr. Link’s class you will be provided with significant valuable information regarding many of the 2013-2017 requirements, as well as an abundance of new forms.

For you to learn, and become compliant with many of the new California laws applicable to residential landlord-tenant and property management issues, you will be provided with a **37 page updated rental agreement**, along with a variety of addenda, forms and notices that are in some instances substantially different than the ones that you have been previously using.

Consistent with the new 2013-2017 statutory amendments, various documents have been prepared by our office amending all of the documents listed above. You will receive most of these in the class.

Also, are you aware of the several City and County **Rental Inspection Programs** that may be conducted on your rental property? You will be provided with documentation necessary to learn about the City and County of Sacramento ordinances.

If you have already attended a rental agreement class with Mr. Link within the last year (appointment to appointment), the fee for your next appointment to receive all of the forms (some of which are updated) specified below, along with an explanation of a variety of important topics, will be only **\$250**.

If you have not yet received an updated rental agreement from Mr. Link as a result of a prior appointment, the fee for class attendance and explanation of the documents presented will be **\$350.00**.

Please plan to spend at least 3 hours in the class; there is much information to cover. The class is conducted at the Law Office with a maximum of nine persons in attendance at a time.

**Note that for the cost of \$350 you may also have your owner, manager or partner attend the class with you, without an additional fee (essentially “two for the price of one!”) You will receive only one (1) binder and one (1) Flash Drive.**

## [SIGN UP FOR OUR RENTAL AGREEMENT CLASS](#)

Please contact the office to schedule an appointment right away, so that Mr. Link can advise you of the legal requirements for a rental agreement, and provide you with the documentation set forth below. Please call us at (916) **447-8101**.

The following list identifies the documents that you will receive during the class:

### **RENTAL AGREEMENT**

1. Updated rental agreement – 37 pages .... **UPDATED FOR 2017**

### **RENTAL AGREEMENT ADDENDA**

2. Addendum & Amendment to Written Rental Agreement
3. Asbestos Warning Notice Addendum
4. Consumer Product Safety for Asbestos Pamphlet
5. Proposition 65 Addendum and Pamphlet
6. Lead Based Paint Disclosure/Warning Addendum
7. Lead Based Paint Pamphlet
8. FCC Satellite Restrictions Illustration
9. Bedbug Notification

### **HABITABILITY INFORMATION**

10. Civil Code Section 1941.1
11. Health and Safety Code Section 17920.3
12. Key elements of the County of Sacramento Rental Inspection Program
13. Key elements of the City of Sacramento Rental Housing Inspection Program
14. Key elements of the City of Rancho Cordova Rental Housing Inspection Program
15. Key elements of the City of Elk Grove Rental Housing Inspection Program
16. SHRA Section 8 Inspection List
17. EPA: *Basic Information*
18. Renovate Right Brochure re Lead Based Paint
19. Chapter 8: Resident Protection and Worksite Preparation

### **MEGAN'S LAW INFORMATION**

20. Penal Code Section 290.4
21. Website paperwork from [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov)
22. Information re: Registered Sex Offenders
23. Article: *From Internet by the Office of Attorney General: Megan's Law F.A.Q.*

### **UPDATED FORMS AND NOTICES TO COMPLY WITH 2013-2014-2015 LAWS**

24. *30 Day Notice of Termination of Tenancy – updated to comply with 2013 laws*
25. *60 Day Notice of Termination of Tenancy- updated to comply with 2013 laws*
26. *“24 Hour” Notice of Intent to Enter – updated to comply with 2013 laws*
27. *48 Hour Notice to Enter to conduct Pre-Termination Inspection- updated to comply with 2013 laws*
28. *Notice of Tenant Right to Request Initial Pre-Termination Inspection – updated to comply with 2013 laws*
29. *Formal Acceptance of Tenant “Offer to Vacate” or “Notice to Vacate” – updated to comply with 2013 laws*
30. *Disposition of Security Deposit Statement – updated to add language due to 2013 laws*
31. *Notice of Right to Reclaim Abandoned Personal Property– updated to comply with 2013 laws*
32. *Itemized Statement of Deficiencies*
33. *Confirmation of Tenant Refusal/Denial to Schedule Initial Pre-Termination Inspection*
34. *Acknowledgment of Vacation of Real Property*
35. *Notice of Change of Terms of Tenancy (Waste Disposal Addendum)*
36. *Notice of Change of Terms of Tenancy (Not for Rent Increases)*
37. *Notice of Rent Increase - 10% or less*
38. *Notice of Rent Increase – Greater than 10%*
39. *Permission to Enter Residential Dwelling*

#### **SAMPLING OF PERTINENT ARTICLES FROM THE CALIFORNIA APARTMENT ASSOCIATION**

40. California Apartment Association Issue Insight: *Security Deposits*
41. California Apartment Association Issue Insight: *Payment of Rent and Security Deposits Cash and Electronic Funds Transfer*
42. California Apartment Association Issue Insight: *Foreclosures and Rental Housing*
43. California Apartment Association White Paper: *Abandonment of Real and Personal Property*
44. California Apartment Association Issue Insight: *Domestic Violence in Rental Housing – 2012*
45. California Apartment Association Issue Insight: *Prospective Tenants and Screening Fees*
46. California Apartment Association Issue Insight: *Political Signs at Rental Property*
47. California Apartment Association News Article: *Violation of the Americans with Disabilities Act*
48. California Apartment Association News Article: *Are You Insured For Lead?*
49. California Apartment Association Issue Insight: *Lead Based Paint Renovation and Repair - 2010*
50. California Apartment Association News Article: *New Tenant Screening Requirement Adverse Action Notices Must Include Credit Scores Beginning in July, 2011*
51. California Apartment Association Issue Insights: *Checking Tenant's Credit: Questions and Answers*
52. California Apartment Association News Article: *List of Approved Carbon Monoxide Detectors Now Available*
53. California Apartment Association Issue Insight: *California Carbon Monoxide Poisoning Prevention Act of 2010*
54. California Apartment Association News Article: *EPA Stepping Up Audits of Rental Properties for RRP Compliance*
55. California Apartment Association Issue Insight: *California New Immigration Law and its Effect on Property Owner's Screening Criteria*
56. California Apartment Association Issue Insight: *IRS form 1099 Reporting requirements effective 1/1/2011*
57. California Apartment Association Issue Article: *Smoke alarm law*

#### **LEGAL ARTICLES WRITTEN BY GARY LINK**

58. Article by Gary Link: *Photographs, Memories & Proof*
59. Article by Gary Link: *New Registered Sex Offender Law-Be Careful How You Use It!*
60. Article by Gary Link: *Section 8 Housing Program remains voluntary – for now!*
61. Article by Gary Link: *When Rent is Unpaid, Act Immediately!*
62. Article by Gary Link: *Changing The Terms Of Tenancy – The Landlords Choice*
63. Article by Gary Link: *Proper Service of a Change of Terms of Tenancy*
64. Article by Gary Link: *Preparing for Unlawful Detainer Trial*
65. Article by Gary Link: *New Bedbug Notification Requirement*

#### **FAIR HOUSING AND DISABILITY ISSUES**

66. Fair Housing (Poster)
67. Fair Housing (DFEH)
68. *Department of Justice Disability Guidelines – Re Disability Accommodations*
69. *Department of Justice & Department of Housing & Urban Development-Reasonable Modifications*

#### **MISCELLANEOUS INFORMATION**

70. Rental Housing Association Literature Packet
71. Article: *Manager's Memo re: Understanding Water Heater Failures*
72. Warning (Proposition 65 Poster)
73. Vehicle Code Towing Laws
74. Emergency Procedure Information for Tenants
75. Insurance

#### **EVICTION INFORMATION**

76. *Eviction Questionnaire*
77. *Advisement and Instructions*
78. *\$10.00 Eviction Coupon*

## **SIGN UP FOR OUR RENTAL AGREEMENT CLASS**

(916) **447-8101**



We also encourage you to become a member of both the California Apartment Association and the Rental Housing Association of Sacramento Valley.

Sincerely,

*Gary Link*

GARY LINK

Attorney at Law  
President, Gary L. Link Inc.  
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