

LEASE ADDENDUM FOR PURPOSE OF FUTURE
COSTA-HAWKINS RENT INCREASE
(California Civil Code Section 1954.53 et. seq.)

I, _____ (tenant) hereby acknowledge that I am moving into
_____ (property), effective _____(date).

I acknowledge that I am not an original tenant as defined by Berkeley Rent Board Regulation 1013 and California Civil Code Section 1954.53 because I am replacing a vacating tenant and/or I was not a party to the original rental agreement and did not begin my tenancy fewer than thirty days thereafter.

I understand that the landlord may increase the rent and create a new rental agreement/lease with new and different terms when the last original tenant permanently vacates the unit.

I also understand that the landlord may accept rent payments directly from me as part of my tenancy and that this acceptance alone does not constitute a waiver of the landlord's right to increase the rent pursuant to Berkeley Rent Board Regulation 1013 and California Civil Code Section 1954.53 when the last original tenant permanently vacates.

I further understand that the landlord does not waive his/her right to establish a new rent and lease/rental agreement unless s/he has received written notice of tenancy termination from the last original tenant and thereafter accepts rent before serving notice of a new rent.

Dated: _____

Landlord/Agent: _____

Dated: _____

Tenant: _____