

**RESIDENT'S CERTIFICATION OF TERMS - ESTOPPEL CERTIFICATE
(To Be Used in Escrow)**

This Estoppel Certificate is a statement of the terms of the Rental Agreement/Lease for the premises you are renting located at: _____

Landlord states the following:

1. You are in possession of the above described premises on
 - a) Month-to-month agreement
 - b) Lease – beginning on _____ and ending on _____.
2. The current rent is \$_____ payable in advance on the _____ day of the month.
To date, rent has been paid through _____.
3. The amount of security deposit is \$_____.
4. The unit is unfurnished, except _____.
5. The Name and ages of all Residents are : _____

_____.
6. Attached is a true and correct copy of the rental agreement/lease with any modifications, if any, except as stated under exceptions below:

The above information is true and correct as of _____
Landlord

Resident – Must return this completed form within ten (10) day after receipt.

1. I do certify that, except as stated under exceptions below:
 - a. the above Landlord statements are true and correct;
 - b. the rental agreement/lease is in full force and effect without modifications, amendments, supplements, arrangements, side letters or understandings, oral or written, except those mentioned in this Estoppel;
 - c. no rent is paid more than 30 days in advance;
 - d. there are no charges, liens or claims of offset;
 - e. all improvements required under the rental agreement/lease have been made, and;
 - f. I/We are in possession of the above-described property.
2. Exceptions to the above (if any):

Dated: _____

Resident Resident

Resident Resident

UNAUTHORIZED USE PROHIBITED
For Members Only
Apartment Association,
California Southern Cities
Approved Form #F60 – 9/16



DECLARATION OF SERVICE OF NOTICE TO RESIDENT(S)

I, the undersigned, declare that at the time of service of the papers herein referred to, I was at least (18) eighteen years of age, and that I served the following checked notice:

☐ 3-Day Notice to Pay Rent or Quit
☐ 3-Day Notice to Perform Conditions and/or Covenants or Quit
☐ 3-Day Notice to Quit
☐ Notice of Change in Terms of Tenancy (Other)
☐ Other Notice: _____

on the _____ day of _____, _____ in one of the manners checked and set forth below:

(1) PERSONAL SERVICE

_____ By DELIVERING a copy of the Notice **PERSONALLY** to:

(2) SUBSTITUTE SERVICE AND MAILING

(To be used only in the event that Personal service cannot be completed and the Tenant's place of employment is unknown or unascertainable)

_____ By **LEAVING** a copy of the Notice with _____ a person of suitable age and discretion at the residence or usual place of business of the resident(s), said resident(s) being absent thereof, and **MAILING** by first class mail on said date a copy to each resident(s) by depositing said copy in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the resident(s) at their place of residence:

(Street Address) _____
Apt. no. _____ City _____ State _____ Zip _____

(3) POSTING SERVICE AND MAILING

(To be used only in the event that Personal and Substitute service cannot be completed and the Tenant's place of employment is unknown or unascertainable)

_____ By **POSTING** a copy of the Notice in a conspicuous place on the property therein described, there being no person of suitable age and discretion to be found at any known place of residence or business of said resident(s), and **MAILING** by first class mail on the same day as posted, a copy to each said resident(s) by depositing said copy in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the resident(s) at their place of residence:

(Street Address) _____
Apt. no. _____ City _____ State _____ Zip _____

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and if called as a witness to testify thereto, I could do so competently.

Executed this _____ day of _____, _____ at _____, California.

Print Name

Signature