

DEATH ON PREMISES DISCLOSURE

This Death on Premises Disclosure is made part of the lease agreement dated _____, 20____, by and between _____ (“Landlord”) and _____ (“Tenant”) for the property located at _____, City of _____, State of California.

Per Cal. Civ. Code § 1710.2, the Landlord is required to disclose to the prospective tenant a death that occurred in the unit if it is considered to be material, but is not required to disclose a death that occurred more than three (3) years before the tenant offers to lease the unit, or if a previous occupant had HIV or died from AIDS-related complications.

The Landlord hereby discloses the following (initial):

____ - The Landlord **IS AWARE** and **DISCLOSES** to Tenant that a death considered to be material has occurred in the premises within the last three (3) years.

The following parties have reviewed the information about and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Tenant’s Signature _____ **Date** _____

Landlord’s Signature _____ **Date** _____