CALIFORNIA ASSOCIATION OF REALTORS®

SAN FRANCISCO SELLER/EXISTING OWNER DISCLOSURE TO TENANT OF TENANTS' RIGHTS

(C.A.R. Form SF-SDT, 1/11)

To: _____ ("Tenant")

_____ (Street Address)

_____ (Street Address), (Unit/Apartment #)

San Francisco, CA _____ (City), (State) (Zip Code) ("Premises").

The owner of the building in which you reside hereby provides you with the following disclosure of rights which you have:

1. **Tenants cannot be evicted or asked to move solely because a property is being sold or solely because a new owner has purchased that property.**
2. **Tenants cannot have their rent increased above that permitted by the Rent Ordinance, San Francisco Administrative Code Chapter 37 solely because a property is being sold or solely because a new owner has purchased that property.**
3. **A tenant's rental agreement cannot be materially changed solely because a property is being sold or solely because a new owner has purchased the property.**
4. **The owner's right to show units to prospective buyers is governed by California Civil Code §1954, which requires that tenants must receive notice as provided by §1954 and that such showings must be conducted during normal business hours unless the tenant consents to an entry at another time.**
5. **Tenants are not required to complete or sign an estoppel certificates or estoppel agreements, except as required by law or by that tenant's lease or rental agreement. A tenant's rights may be affected by an estoppel certificate or agreement and tenants should therefore seek legal advice before completing or signing an estoppel certificate or agreement.**
6. **Information on these and other tenants' rights are available at the San Francisco Rent Board, 25 Van Ness Ave., San Francisco, California, and at the counseling telephone number of the Rent Board and at its website.**

Seller _____ Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

7. **DELIVERY OF NOTICE:**
This Notice was served by_____, on _____(date), in the following manner: (if mailed, a copy was mailed at_____(Location))

1. ☐ **Personal service.** A copy of the Notice was personally delivered to the above named Tenant.
2. ☐ **Substituted service.** A copy of the Notice was left with a person of suitable age and discretion at the Tenant's residence or usual place of business and a copy was mailed to the Tenant at the Premises.
3. ☐ **Post and mail.** A copy of the Notice was affixed to a conspicuous place on the Premises and a copy was mailed to the Tenant at the Premises.
4. ☐ **Mail.** This Notice was mailed to Tenant at the Premises.
5. ☐ **Other** _____i

_____ _____
(signature) (date)

(Keep a copy for your records.)

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Reviewed by _____ Date _____

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