

## 24-HOUR NOTICE TO ENTER (LANDLORD TO TENANT)

This Notice of Intent to Enter Premises ("Notice") is entered into on the

\_\_\_\_\_ day of \_\_\_\_\_ ,  
20 \_\_\_\_\_ , by and between the following parties:

Landlord/Property Manager:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Tenant(s):

Name(s): \_\_\_\_\_

Address of Premises: \_\_\_\_\_

### 1. PURPOSE OF ENTRY

The Landlord/Property Manager intends to enter the Premises located at

\_\_\_\_\_ for the following purpose(s):  
\_\_\_\_\_

(e.g., maintenance, inspection, showing the property to prospective tenants or buyers).

### 2. DATE AND TIME OF ENTRY

The entry is scheduled for the \_\_\_\_\_ day of

\_\_\_\_\_, 20 \_\_\_\_\_ , at

approximately \_\_\_\_\_ (AM/PM).

### 3. NOTICE PERIOD

This Notice is provided at least 24 hours in advance, in compliance with applicable laws, including but not limited to California Civil Code Section 1954, if applicable.

### 4. ENTRY PROCEDURE

The Landlord/Property Manager or their authorized agent will use the following method to enter the Premises:

\_\_\_\_\_  
(e.g., use of a key, accompanied by the Tenant). The Landlord/Property Manager shall take reasonable steps to minimize disruption to the Tenant's use of the Premises.

### 5. TENANT'S RIGHTS

The Tenant has the right to be present during the entry, provided that such presence does not interfere with the purpose of the entry.

### 6. GOVERNING LAW

This Notice shall be governed by and construed in accordance with the laws of the state of \_\_\_\_\_.

### 7. SEVERABILITY

If any provision of this Notice is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

### 8. ENTIRE AGREEMENT

This Notice constitutes the entire agreement between the parties regarding the subject matter herein and supersedes all prior agreements, understandings, and negotiations, whether written or oral.

## 9. AMENDMENT

This Notice may only be amended or modified by a written agreement signed by both parties.

## 10. NOTICES

Any notice required or permitted under this Notice shall be in writing and shall be deemed delivered when delivered in person, or when sent by certified mail, return receipt requested, to the addresses specified above.

## 11. DEFAULT AND REMEDIES

In the event of a breach of this Notice by either party, the non-breaching party shall have all rights and remedies available at law or in equity.

## 12. SIGNATURES

The parties agree to the terms and conditions set forth in this Notice.

Landlord/Property Manager:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Tenant(s):

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Witness (if applicable):

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Notary Public (if applicable):

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Commission Number: \_\_\_\_\_

This Notice is executed as of the date first above written and is intended to comply with all applicable legal requirements.