

TENANT BUYOUT DISCLOSURE NOTICE

For Rent Stabilized Apartments

You are receiving this notice because your landlord is offering monetary compensation for you to voluntarily vacate your rental unit. Your apartment is rent stabilized and covered by the City of San José's Apartment Rent Ordinance (ARO), which limits rent increases to 5% every 12 months, and the Tenant Protection Ordinance (TPO), which requires a just cause for termination of tenancy. This "Tenant Buyout Disclosure" form explains your rights as a tenant who has been offered a Tenant Buyout by your landlord.

Rights when considering a Landlord's Buyout Offer

As a tenant, you have the following rights when considering whether to accept a landlord's buyout offer:

- 1. Right to Translated Buyout Agreement:** You have the right to request the landlord provide a copy of the Buyout Agreement in your primary language.
El Inquilino tiene el derecho de solicitar al arrendador que proporcione una copia del Acuerdo de Compra en Español.
Người thuê nhà có quyền yêu cầu chủ nhà cung cấp bản sao của hợp đồng mua lại bằng tiếng Việt.
- 2. Right to Refuse:** You have the right to refuse to sign a Buyout Agreement and/or engage in negotiations.
- 3. Right to Negotiate:** You have the right to negotiate with the landlord before signing a Buyout Agreement.
- 4. Right to Consult an Attorney:** You have the right to speak with an attorney at any time.
- 5. Right to Contact the Rent Stabilization Program:** You have the right to contact the City of San Jose's Rent Stabilization Program for information about your rights under the Apartment Rent Ordinance and Tenant Protection Ordinance. The Rent Stabilization Program can be reached at 408-975-4480.
El Programa de Estabilización de Renta puede ser alcanzado al 408-975-4480.
Chương Trình Ổn Định Tiền Thuê có thể liên lạc tại số 408-975-4462.
- 6. 45-Day Right to Cancel the Buyout Agreement:** You have the right to cancel any Buyout Agreement within forty-five (45) days from the date of signing the Buyout Agreement without penalty. However, if you have already moved out, cancelling a Buyout Agreement will not entitle you to move back in.

Landlords must send signed copy of Buyout to Rent Stabilization Program within 30 days

The landlord must file the fully executed Buyout Agreement, along with the signed Tenant Buyout Disclosure, with Rent Stabilization Program staff within thirty (30) days from the date when the tenant and landlord sign the Buyout Agreement.

Tenant Buyouts allow landlords and tenants to negotiate

The Tenant Buyout offer allows the landlord and tenant to negotiate an amount without a minimum or maximum requirement. Tenants living in rent stabilized apartments are also covered by the Tenant Protection Ordinance, which requires a just cause termination. Some just causes require relocation assistance in the base amounts of: \$6,925 for a studio, \$8,400 for a 1-bedroom, \$10,353 for a 2-bedroom, and \$12,414 for a 3-bedroom. The relocation requirement amount of the Tenant Protection Ordinance is not required in a Tenant Buyout. Tenants can contact the Rent Stabilization Program for more information.



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Rental Property Information

Property Address _____ Unit # _____ San José, CA Zip Code _____
 Apartment Complex Name _____

Landlord Information

Landlord First Name _____ Landlord Last Name _____
 Property Manager First Name _____ Property Manager Last Name _____
 Email _____ Phone _____ Mailing Address _____

Tenant Buyout Amount

Copy of Agreement in Tenant's Primary Language is Requested	Yes	No
<i>Se solicita copia del acuerdo en Español</i>	<i>Sí</i>	<i>No</i>
<i>Người thuê nhà yêu cầu một bản thỏa thuận bằng tiếng Việt</i>	<i>Có</i>	<i>Không</i>

Buyout Agreement Amount: \$ _____

Copy of agreements or additional addendums included	Yes	No
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DECLARATION OF LANDLORD

I, the landlord, declare under penalty of perjury under the laws of the State of California that I have given a copy of the Tenant Disclosure Form to the tenant(s) immediately prior to making a Buyout Offer.

Signature _____ Date _____
 Print Name of Person Signing _____

ACKNOWLEDGEMENT OF TENANT(S)

I, the tenant, verify that I have received a copy of the Disclosure Notice of Tenants Rights concerning Buyout Offers & Agreements.

Print Name of Tenant Signing _____	Signature of Tenant _____
Date this Notice was Received _____	Date this Notice was Signed _____
Print Name of Tenant Signing _____	Signature of Tenant _____
Date this Notice was Received _____	Date this Notice was Signed _____

NOTE: Every tenant of the rental unit must sign this notice. All signatures must be original. If more than two tenants are part of this petition, please reprint this form to include the names and contact information and to allow all tenants to sign.

