

*The Law Firm of*  
**DENNIS P. BLOCK & ASSOCIATES**

5437 Laurel Canyon Blvd., Second Floor  
Valley Village, CA 91607  
(323) 938-2868 (Phone)  
(323) 938-6069 (Fax)

After your tenant vacates the premises there might be personal property of your tenant. If this is the case, you should use the attached form entitled "Notice of Right to Reclaim Abandoned Property".

This notice should be addressed to the tenant and mailed to his last known address. If you do not know that address, then you should mail it to the premises that were just vacated. All property should be itemized in the space provided or on an attached sheet of paper. You must also indicate where the items should be retrieved. The items do not have to remain on the premises but can immediately be moved off and stored in any locked storage facility.

The tenant has eighteen (18) days to reclaim the property and therefore you should put in a date eighteen (18) days from the date that this is mailed out in the space provided.

If the property is worth less than \$300, please check the first box and this will allow you to dispose of the items in any way that you see fit. Of course you must wait the eighteen (18) day period. If the property is worth more than \$300, then you must check the second box and an auction must be held. I would recommend that you contact the LOS ANGELES DAILY JOURNAL and they will take care of publishing the applicable notices that are required in order to have an auction. Their phone number is 213 229-5300.

Yours very truly,

DENNIS P. BLOCK

Encino	Inglewood	Orange	Long Beach	San Bernardino	Ventura	Pasadena
(818) 986-3147	(310) 673-2996	(714) 634-8232	(562) 434-5000	(909) 877-6565	(805) 653-7264	(626) 798-1014

**NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY**

TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

When you vacated the premises at: \_\_\_\_\_

The following property was left behind:

The property left behind, as itemized above, may be retrieved at:

Unless you pay the reasonable cost of storage and take possession of the property to which you are entitled not later than \_\_\_\_\_ this property may be disposed of pursuant to Civil Code Section 1988.

(Check One of the Following Items)

( ) Because this property is believed to be worth less than \$300, it may be kept, sold, or destroyed without further notice if you fail to reclaim it within the time indicated.

( ) If you fail to reclaim the property, it will be sold at a public sale after notice of the sale has been given by publication. You have the right to bid on the property at this sale. After the property is sold and the cost of storage, advertising, and sale is deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

DATED: \_\_\_\_\_

\_\_\_\_\_  
(SIGNATURE OF LANDLORD)

\_\_\_\_\_  
(TYPE OR PRINT NAME)

\_\_\_\_\_  
(TELEPHONE)

\_\_\_\_\_  
(ADDRESS)