



**DISCLOSURE NOTICE
RENT STABILIZATION ORDINANCE (RSO)
TENANT RIGHTS
BUYOUT OFFERS & AGREEMENTS
"Cash for Keys"**

THIS NOTICE IS REQUIRED PER LOS ANGELES MUNICIPAL CODE (LAMC) 151.31

Tenants are **not required to accept a "Cash for Keys" Buyout Offer or Agreement** to move out of their rental unit. The Rent Stabilization Ordinance (RSO) allows 14 legal reasons for eviction. Refusing compensation (money, free rent, etc.) to move-out is **NOT** a legal reason for eviction under the RSO. RSO rights apply to all tenants regardless of immigration status.

The Los Angeles City Council amended the RSO (Ordinance #184673) effective January 25, 2017, to provide that all landlords must do the following if they wish to offer a tenant compensation (money, free rent, etc.) to vacate their rental unit.

- The landlord must give both pages of this Disclosure Notice to the tenant prior to executing a Buyout Agreement.
- The landlord must file this 2-page Disclosure Notice and the executed Buyout Agreement with the Housing + Community Investment Department (HCIDLA) within 60 days of the tenant and landlord signing the Buyout Agreement. Landlords can file via email hcidla.buyout@lacity.org or in person at 1200 W. 7th St, 1st Floor Los Angeles, CA 90017.
- The Buyout Agreement must be in the primary language of the tenant and must state below the signature line: **"You, (tenant name), may cancel this Buyout Agreement any time up to 30 days after all parties have signed this Agreement without any obligation or penalty."**

Under LAMC 151.31, a tenant has the following rights when considering a BUYOUT OFFER:

- The right to not accept - A tenant is not required to accept a Buyout Offer, and the landlord may not retaliate against a tenant for not accepting the offer.
- The right to consult an attorney and/or HCIDLA - A tenant has the right to consult an attorney, legal agency or HCIDLA before deciding to accept a Buyout Offer or to seek assistance to cancel it.
- 30-Day right to rescind - A tenant may rescind the Buyout Agreement at anytime during the thirty days after the agreement has been signed by both the landlord and tenant.
- The right to rescind at any time if the Buyout Agreement does not comply with LAMC Section 151.31 - A Buyout Agreement can be rescinded, if it does not meet the specifications required under LAMC.

Tenant Initials (Confirming Receipt of Page 1 and 2 for this form):

For more information or questions regarding this notice, please visit our webpage <http://hcidla.lacity.org/buyout-agreements> or contact HCIDLA at 866.557.7368 or hcidla.lacity.org/ask-hcidla

<p>Central (Wilshire) Regional Office 3550 WILSHIRE BLVD., 15TH Floor LOS ANGELES, CA 90010</p>	<p>East Regional Office 2130 East 1st Street, Suite 2600 Los Angeles, CA 90033</p>	<p>South Regional Office 690 KNOX ST., Suite 125 LOS ANGELES, CA 90502</p>	
<p>CD-8 Satellite Office 8475 S. VERMONT AVE., 2nd Floor LOS ANGELES, CA 90044</p>	<p>West Regional Office 1645 CORINTH AVE., Suite 104 LOS ANGELES, CA 90025</p>	<p>North (Valley) Regional Office 6400 LAUREL CANYON BLVD., Suite 610 NORTH HOLLYWOOD, CA 91606</p>	

CITY OF LOS ANGELES

P.O. BOX 17280, LOS ANGELES, CA 90017-0280 • 866-557-RENT • 866-557-7368 • [HTTP://HCIDLA.LACITY.ORG](http://HCIDLA.LACITY.ORG)

THIS NOTICE IS REQUIRED PER LOS ANGELES MUNICIPAL CODE 151.31

TENANT RELOCATION ASSISTANCE AMOUNTS FOR 2018-2019

Tenant relocation is due if a tenant is evicted for a no-fault reason allowed by the RSO (See LAMC 151.09.A). If a landlord is evicting a tenant for a no-fault reason, the landlord must fill out an application with HCIDLA to determine the amount of relocation assistance due. An Ellis eviction requires at least 120 day notice and may extend to 365 days. In some Ellis evictions, a tenant may have a right to return to the unit. For more details on Ellis visit our HCIDLA website. The amount of relocation assistance required depends on whether the tenant is an Eligible or Qualified tenant, the length of tenancy, and the tenant's income. Qualified tenants include seniors (aged 62 or older), disabled tenants, or families with one or more minor dependent children. In accordance with Sections 151.09.G. and 151.06.D. of the RSO, the required relocation assistance amounts per household effective July 1, 2018 through June 30, 2019 are:

	Tenants with Less Than 3 Years	Tenants with 3 or More Years	Income Below 80% of Area Median Income*
Eligible Tenant	\$ 8,200	\$ 10,750	\$ 10,750
Qualified Tenant	\$ 17,300	\$ 20,450	\$ 20,450

Under the RSO, relocation assistance is not due if a tenant is evicted for non-payment of rent, violation of their rental agreement or lease, nuisance, using the rental unit for an illegal purpose, refusal to sign a new lease with similar terms or not providing the landlord access to the unit after proper notification.

DISCLOSURE NOTICE OF TENANT RIGHTS UNDER THE RSO CONCERNING BUYOUT OFFERS & AGREEMENTS

1. Address of the rental unit that is the subject of a Buyout Offer and Buyout Agreement:

2. Landlord's name, business name, business email, business address where tenant can mail cancellation notice and business telephone number:

3. Name and telephone # of each tenant who is given a Buyout Offer and who may enter into a Buyout Agreement:

DECLARATION OF LANDLORD:

I hereby declare, under penalty of perjury under the laws of the State of California, that the information provided in this form is true and correct to the best of my knowledge and belief. I verify that I have given a copy of this notice of a tenant's rights under the RSO concerning Buyout Offers & Agreements to the tenant(s).

Signature of Landlord: Date signed:

ACKNOWLEDGMENT OF TENANT(S):

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

Signature of Tenant: Date this Notice was Received:

Signature of Tenant: Date this Notice was Received:

Signature of Tenant: Date this Notice was Received:

For more information regarding your rights under the RSO, please visit hcidla.lacity.org or call (866) 557-7368.