



Tenant estoppel certificate (LA / California)

TENANT ESTOPPEL CERTIFICATE

Property: [rental address, unit], Los Angeles, CA [ZIP]

Requested by: [landlord / lender / buyer name], in connection with [sale / refinance / other transaction]

The undersigned Tenant certifies to [requesting party] the following, as of [date]:

1. LEASE. Tenant is the tenant under a written lease dated [lease date] ("Lease") with [landlord name] ("Landlord") for the Premises above. ☐ A true copy of the Lease, including all amendments, is attached. ☐ No amendments exist except: [list].
2. TERM. The Lease term began [start date] and [ends on [end date] / continues month-to-month]. ☐ Tenant has no option to renew or extend except: [describe].
3. RENT. Current monthly rent is \$[amount], paid through [date]. ☐ Tenant is not aware of any rent that is unpaid or in arrears, except: [describe]. ☐ No rent has been prepaid more than one month in advance, except: [describe].
4. SECURITY DEPOSIT. Landlord holds a security deposit of \$[amount]. Tenant is not aware of any portion of the deposit already applied or owed back, except: [describe].
5. DEFAULTS. ☐ To Tenant's knowledge, Landlord is not currently in default under the Lease. ☐ To Tenant's knowledge, Tenant is not currently in default under the Lease. Any known exceptions: [describe].
6. NO CONFLICTING CLAIMS. Tenant has not assigned, sublet, or encumbered its interest in the Lease except: [describe, or "none"].
7. THIS IS A STATEMENT OF FACT, NOT A LEASE AMENDMENT. This certificate does not modify the Lease. It is a factual representation for the benefit of the party named above and any of their successors, lenders, or assigns, who may reasonably rely on it in connection with the transaction described.

Tenant signature: _____ Date: _____

[Tenant name]