

OFFER TO ARBITRATE

Pursuant to San José Municipal Code Section 17.23.615, I _____ (LANDLORD) hereby offer to arbitrate the date of termination of the tenancy with _____ (TENANT). The arbitration offered to you will allow a neutral arbitrator to determine the termination date of your tenancy at _____ (TENANT'S ADDRESS)

You have five working days, from the date indicated below, to accept this offer in writing. Acceptance requires you not only to sign this document but to return it to Rental Rights & Referrals. You must take the accepted offer to the City of San José, Rental Rights & Referrals Program at 200 East Santa Clara Street in San José. You should obtain a receipt proving that you returned the signed original. **IF YOU DO NOT TAKE THIS ACCEPTED OFFER TO RENTAL RIGHTS & REFERRALS PROGRAM WITHIN 5 DAYS OF THE DATE INDICATED BELOW. YOU MAY LOSE YOUR RIGHT TO ARBITRATION.** In calculating five days, do not include the date this offer to Arbitrate was delivered to you, but do include the day the City receives the notice. If you have any questions, please contact Rental Rights & Referrals at (408) 975-4480.

If you accept this offer, I agree to terminate the Notice to Vacate that has been served on you concurrently with this offer. In accepting this offer, you are agreeing to abide by the decision of the arbitrator and move out on the day decided by the arbitrator. You are also agreeing to continue to abide by the rental agreement that is currently in effect. In making this offer, I have agreed to allow you to remain living at _____ (ADDRESS) under the terms of your current rental agreement until the date that the arbitrator decides that you must vacate.

If you fail to accept this offer, the Sixty-Day Notice to Vacate served, will remain in effect and you will be required to move out on the date set forth in that Notice.

Landlord's Signature

Date Served

Please sign below if you accept this offer to arbitrate.

I hereby accept this offer to arbitrate: _____
Tenant's Signature