

## Disclaimer of Liability and Legal Responsibility

---

**PLEASE READ THIS DISCLAIMER CAREFULLY BEFORE USING OR RELYING ON ANY MATERIALS ON THIS WEBSITE.**

This website, [achprc.org](http://achprc.org), is operated by the [Alameda County Rental Housing Resource Center], a public resource center serving residents of the unincorporated areas of Alameda County, California. The purpose of this website is to provide **free, general, and educational information**, including sample forms, letters, and templates related to housing, landlord-tenant matters, and real estate. **Nothing on this site constitutes legal advice, legal services, or a substitute for professional consultation with a licensed attorney.**

### 1. No Legal Advice or Attorney-Client Relationship

The documents, templates, and other materials made available on this website are provided **for informational and educational purposes only**. They are **not tailored to your specific legal needs or circumstances** and do **not constitute legal advice or legal services**. **Use of this website does not create an attorney-client relationship** between you and Alameda County, this website, departments, employees, or affiliates.

You are **strongly encouraged to consult with a qualified California-licensed attorney** before relying on or using any materials from this site in connection with your personal legal matters. Legal outcomes vary widely depending on individual facts and circumstances. The Resource Center **disclaims any and all liability** for your use of the materials without legal counsel.

### 2. Use at Your Own Risk

By downloading, using, modifying, or relying on any form, letter, template, guide, or other content from this website, you do so **entirely at your own risk**. You are solely responsible for ensuring that any material you use is **accurate, complete, up to date, and appropriate** for your individual situation.

The materials provided may not reflect recent changes in applicable laws, regulations, or court decisions in **California or Alameda County**. **No guarantee is made that any document or information provided here is compliant with current law or suitable for your intended purpose.**

### 3. No Expertise or Warranties

The County, its departments, and its staff do not claim to be attorneys, real estate experts, or legal advisors. All materials are offered **“as is,” without warranty of any kind, express or implied**, including but not limited to any warranties of merchantability, fitness for a particular purpose, legal effect, or accuracy.

The County makes **no representation or warranty** that use of the materials will result in a successful outcome, compliance with the law, or prevention of disputes or litigation.

#### **4. Not a Substitute for Legal Counsel**

Each user's situation is unique. The forms and templates provided are **not a substitute for individualized legal review and customization**. You must ensure that any document you choose to use is reviewed and tailored by your own attorney to fit the **facts of your case, the applicable law, and the procedural requirements of your jurisdiction**.

#### **5. Limitation of Liability**

To the fullest extent permitted by law, **[Alameda County], its officials, officers, employees, and agents shall not be liable** for any loss, injury, claim, liability, or damage of any kind resulting from your use of or reliance upon any content, form, template, or other material available on this website. This includes, without limitation, **any direct, indirect, incidental, consequential, or punitive damages**, even if advised of the possibility of such damages.

#### **6. No Endorsement or Guarantee**

The inclusion of any external links, references, or sample documents does not constitute an endorsement by Alameda County or any guarantee of their validity, quality, or applicability.

---

### **Acceptance of Terms**

By using this document, the achprc.org website, and/or downloading any materials from it, you acknowledge that you have read, understood, and agreed to this disclaimer. If you do not agree with any part of this disclaimer, you must not access or use this website or any of its content.

For legal advice or representation, please contact a licensed attorney familiar with **California law and Alameda County housing regulations**.

---

**NOTICE TO TENANT: CRIMINAL ACTIVITY OR SAFETY CONCERN**

*(Community Safety Disclosure – Notifying Residents of Known Risks)*

**[Property Owner or Property Manager Letterhead]**

[Property Name or Ownership Entity]

[Property Address]

[Phone Number] • [Email Address]

---

**Date:** [Insert Date]

**To:** [Tenant Name(s)]

**Rental Unit:** [Rental Property Address]

---

**Subject:** NOTICE REGARDING SAFETY CONCERN OR CRIMINAL ACTIVITY

Dear [Tenant Name(s)],

We are providing this notice to inform you of a recent safety concern or criminal activity occurring in or near the property. This notice is issued in good faith and in accordance with our legal obligations under **California Civil Code §§ 1941.1 and 1942.5**, and **Oakland Municipal Code § 8.22.640(A)(4)** (if applicable).

---

**Nature of Incident or Concern (Check All That Apply):**

- ☐ Reported criminal activity on or near the property
- ☐ Law enforcement response on-site or adjacent
- ☐ Vandalism, theft, or property damage
- ☐ Suspicious person(s) or unauthorized access attempt
- ☐ Safety hazard requiring immediate caution (e.g., lighting outage, broken gate)
- ☐ Other: \_\_\_\_\_

---

**Incident Details:**

- **Date/Time:** [Insert if known]
- **Location:** [e.g., building address, unit, parking area, alleyway, etc.]
- **Description:**  
[Brief factual account of what occurred or was reported]

---

**Action Taken:**

- ☐ Police report filed (Report No.: \_\_\_\_\_)
- ☐ Security patrol notified or increased

- ☐ Surveillance reviewed or adjusted
- ☐ Maintenance or repair initiated
- ☐ Tenant(s) notified individually
- ☐ Other: \_\_\_\_\_

We are continuing to monitor this situation and will take all necessary steps to support the safety and peaceful enjoyment of all residents. If applicable, please report any relevant details or ongoing concerns to management or local authorities.

---

**Emergency & Non-Emergency Contacts:**

<b><u>Contact</u></b>	<b><u>Phone Number</u></b>
Local Police Department (non-emergency)	[Insert]
Emergency / 911	911
Property Management Office	[Insert]
After-Hours Emergency Line	[Insert]

---

We strongly encourage you to remain aware of your surroundings and to promptly report any suspicious or unsafe conditions. Your safety is our priority. If you or a household member require accommodations related to this concern (e.g., medical conditions, safety planning), please notify us in writing.

**Sincerely,**

[Property Owner/Manager Name]

[Title]

On behalf of [Property Owner or Management Company]