



Trespassing Information

DEAR CLIENT:

When having a trespassing issue, please note the following information and steps to follow:

1. Trespassing Letter must be submitted to the local police department. This notice must be renewed every 6 months, if need to.
2. Trespassing signs must be posted on the premises.
3. If trespasser has key access, you must change the locks to the property.
4. If trespasser enters, you must contact the police department and request an arrest under Penal Code 601 and 602.
5. **Ensure to keep a copy of the filed letter for your records!**
6. If trespasser resides (resided) in the property for more than 3 days, sheriff's will require you to go through an eviction procedure to regain legal possession of your property.

To best avoid trespasser issues, secure your property via Security Company such as ADT OR Vivint AND fence your property. If you do not have a fence, legally any person/animal can go into your yard and common areas without arrest repercussion as you are “inviting” anyone onto the property. **(I know mind-blowing)**

Further questions?! You may schedule your consulting appointment using the link on our email.

Thank you,

MT Evictions Team