

NOTICE TO TERMINATE TENANCY

Resident(s): _____
(All Adult Occupants and All Others in Possession)

Premises: _____
(Address, Apt #, City, State, Zip Code)

PLEASE TAKE NOTICE THAT YOUR TENANCY IS HEREBY TERMINATED. You are hereby required to quit and deliver up to the undersigned, the possession of the above-described premises, of which you now hold possession. The notice period is indicated by the check mark before the applicable paragraph.

☐ **30-DAYS NOTICE - Tenancy of less than one year**

At the expiration of thirty (30) days or _____, whichever is later, your tenancy is terminated. If the Tenant has resided in the dwelling for less than one year, then the Landlord shall give notice at least thirty (30) days prior to the date of termination.

☐ **60-DAYS NOTICE - Tenancy of one year or more**

At the expiration of sixty (60) days or _____, whichever is later, your tenancy is terminated. If the Tenant has resided in the dwelling for one year or more, then the Landlord shall give notice at least sixty (60) days prior to the date of termination.

Your rent shall be due and payable to and including the date of termination of your tenancy under this Notice. Your present rent is \$_____ per month, due on the _____ day of the month with the daily rental amount of \$_____.

YOU ARE FURTHER NOTIFIED that the Landlord does hereby elect to declare a forfeiture of your rental agreement under which you now hold possession of the above described-premises, and if you fail to comply with this Notice, will institute legal proceedings to recover possession of the premises which could result in a judgment against you including rental damages, costs and attorney fees together with treble damages as allowed by law.

YOU ARE FURTHER NOTIFIED that you may request an optional initial inspection and to be present at the inspection. The inspection must be performed no earlier than two (2) weeks prior to move out. Call to schedule an appointment. _____

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out

"As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations."

Date: _____

Landlord

DECLARATION OF SERVICE OF NOTICE TO RESIDENT(S)

I, the undersigned, declare that at the time of service of the papers herein referred to, I was at least (18) eighteen years of age, and that I served the following checked notice:

_____ Notice of Termination of Tenancy

on the _____ day of _____, _____ in one of the manners checked and set forth below:

(1) PERSONAL SERVICE

_____ By DELIVERING a copy of the Notice **PERSONALLY** to:

(2) SUBSTITUTE SERVICE AND MAILING

(To be used only in the event that Personal service cannot be completed and the Tenant's place of employment is unknown or unascertainable)

_____ By **LEAVING** a copy of the Notice with _____ a person of suitable age and discretion at the residence or usual place of business of the resident(s), said resident(s) being absent thereof, and **MAILING** by first class mail on said date a copy to each resident(s) by depositing said copy in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the resident(s) at their place of residence:

(Street Address) _____
Apt. no. _____ City _____ State _____ Zip _____

(3) POSTING SERVICE AND MAILING

(To be used only in the event that Personal and Substitute service cannot be completed and the Tenant's place of employment is unknown or unascertainable)

_____ By **POSTING** a copy of the Notice in a conspicuous place on the property therein described, there being no person of suitable age and discretion to be found at any known place of residence or business of said resident(s), and **MAILING** by first class mail on the same day as posted, a copy to each said resident(s) by depositing said copy in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the resident(s) at their place of residence:

(Street Address) _____
Apt. no. _____ City _____ State _____ Zip _____

(4) SERVICE BY CERTIFIED OR REGISTERED MAIL

_____ By sending a copy by **CERTIFIED MAIL** or **REGISTERED MAIL** addressed to the Resident:

(Street Address) _____
Apt. no. _____ City _____ State _____ Zip _____

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and if called as a witness to testify thereto, I could do so competently.

Executed this _____ day of _____, _____ at _____, California.

Print Name

Signature