

NOTICE OF TERMINATION - SUBSTANTIAL REMODELING
(Properties Subject to California Civil Code §1947.12 and §1946.2)

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

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

Pursuant to California Civil Code §1946.2, all resident(s) are hereby notified of the landlords intent to demolish or to "substantially remodel" the residential property, that cannot be reasonably accomplished in a safe manner with the tenant in place and requires the tenant to vacate for at least 30 days. At the expiration of sixty (60) days or _____, whichever is later, your tenancy is hereby terminated.

Deliver possession of the Premises to: _____

Nature of work to be performed at premises: _____

Relocation Assistance

Resident(s) are further notified of their right to relocation assistance or rent waiver:

- ☐ A direct relocation assistance payment in the amount of \$ _____ [one month's rent] shall be provided within 15 calendar days of service of this notice.
- ☐ Landlord has elected to waive the rent amount of \$ _____ [one month's rent] for the final month of tenancy. No rent is due for the final month of the tenancy.

If a tenant fails to vacate after the expiration of the notice to terminate the tenancy, the actual amount of any relocation assistance or rent waiver provided pursuant to this subdivision shall be recoverable as damages in an action to recover possession

YOU ARE FURTHER NOTIFIED that you may request an optional move-out 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.

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 – SUBSTANTIAL REMODELING (Properties Subject to California Civil Code §1947.12 and §1946.2)

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)

_____ 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)

_____ 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 _____

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