

**NOTICE OF TERMINATION – OWNER INTENT TO OCCUPY**  
**(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, you are hereby notified of the landlord's intent to occupy the residential real property by the owner or their spouse, domestic partner, children, grandchildren, parents, or grandparents.

\_\_\_\_\_ At the expiration of thirty (30) days \_\_\_\_\_, whichever is later, your or month-to-month tenancy is terminated.

\_\_\_\_\_ At the expiration of sixty (60) days \_\_\_\_\_, whichever is later, your or month-to-month tenancy is terminated.

\_\_\_\_\_ Your current fixed term agreement will not be renewed, and will expire on \_\_\_\_\_ [date]

Deliver possession of the Premises to: \_\_\_\_\_

*Tenant Relocation Assistance.* Resident(s) are eligible to receive a relocation payment equal to one month's rent upon termination of tenancy or a rent waiver for the final month of your tenancy under your rental or lease agreement pursuant to California Civil Code §1946.2.

Landlord elects to:

- ☐ Pay a relocation payment in the amount of \$\_\_\_\_\_ within 15 calendar days of service of this notice
- ☐ Waive the final month of rent in the amount of \$\_\_\_\_\_ for the period of \_\_\_\_\_ [date] to \_\_\_\_\_ [date]. No rent shall be due for the final month of tenancy.

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 OF TENANCY (OWNER INTENT TO OCCUPY)

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