

Notice of Termination of Tenancy

To:

And all other occupants in possession of the Premises located at:

California

PLEASE TAKE NOTICE that your tenancy of the Premises is terminated effective at the end of a:

thirty (30) day period (If *any* occupant has resided in Premises for less than one year, or if Tenant at Will)

sixty (60) day period (If *all* occupants have resided in Premises for one year or more)

after service of this notice, or _____, 20_____, whichever is later.

If you fail to quit, move out and surrender possession of the Premises, legal proceedings will be instituted against you to obtain possession, which could result in a judgment against you for possession, holdover damages, attorneys' fees and court costs as allowed by law, plus the owner may recover an additional punitive award of six hundred dollars (\$600.00) pursuant to California CCP §1174(b) for such unlawful detention.

Be advised that you may request a preliminary pre-move out inspection of the premises prior to vacating. Preliminary inspections may be conducted fee only during normal business hours within the two-week period prior to the termination of your tenancy. Your request must be in writing and should include a suggested date and time for entry to the Premises. The Lessor or Agent for Lessor will try to reach a mutually agreeable date and time to conduct the requested inspection.

You may but are not required to be present, and unless waived by you, a 48-hour notice will be given of the time of entry. Unless your request is withdrawn in writing at least 24-hours before the scheduled inspection, entry will be made as noticed or as agreed if there has been a waiver.

Any deficiencies noted in the pre-move out inspection checklist may be corrected by you only in accordance with the terms and conditions of your rental agreement, which may require that only a licensed and bonded contractor perform any necessary repairs in order to return the Premises to the same condition as it was at the inception of the tenancy. The inspection will be limited to visually accessible areas only and will not include areas obscured by occupants' personal property. The Lessor or Agent for Lessor's final move-out inspection of the vacated premises will be used to determine any deductions from your security deposit. Invoice and proof of payment and release of any liens for all work performed must be provided to Lessor upon surrender of the Premises. This Notice of Termination of Tenancy does not relieve you of your duty to pay rent through the termination date.

Date

Lessor/Agent for Lessor

California 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.

California Penal Code §594 provides that any person who maliciously damages or destroys the property of another is subject to fine and imprisonment. A negative credit report reflecting on your credit history may be submitted to a credit reporting agency if you breach the terms of your obligations.