

30/60 Day Notice of Termination of Tenancy

California Civil Code § 1946

Resident(s): _____
and All Unnamed Occupants.

Owner/Agent: _____

Leased Premises: _____ Unit #: _____

City: _____ State: _____ Zip: _____

This NOTICE is intended as legal notice for the purpose of terminating your tenancy in accordance with California Civil Code Section 1946 and 1946.1. [Check applicable box]

THIRTY (30) DAY

SIXTY (60) DAY

Your tenancy of the premises is terminated. You are hereby required to quit and surrender possession of the premises to Owner/Agent effective at the end of the _____-day period after service on you of this notice, or _____, 20_____, whichever is later.

If you fail to quit and deliver possession, legal proceedings will be instituted against you to obtain possession and such proceedings could result in a judgment against you, which may include attorney's fees and court costs as allowed by law. This legal action will also result in forfeiture of the rental agreement. This Notice of Termination does not relieve you of responsibility for payment of any financial obligations under the lease until the actual date of termination of tenancy. The security deposit may not be used by residents to pay for the last month's rent.

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.

In the event your tenancy terminates pursuant to this Notice, you have the legal right to request an initial inspection of your unit and be present during the inspection. The purpose of this inspection is to allow you the opportunity to correct any deficiencies in the unit in order to avoid deductions from the security deposit. Malicious Damage or destruction of the property may be subject to fines and/or imprisonment California Penal Code Section 594.

Owner/Agent:

_____ Date _____

