

30 DAY NOTICE OF TERMINATION OF TENANCY

TO: _____

And All Other Persons in Possession

NOTICE IS HEREBY GIVEN, that you are required to quit and deliver to me, or my authorized agent, possession of the premises now held and occupied by you, under an oral month-to-month tenancy; said premises described as

_____, California. You are to quit the premises within thirty (30) days after service of this notice upon you.

This notice is given pursuant to Section 1946 of the California Civil Code, for the purpose of terminating your tenancy to the above named premises. If you fail to comply, suit will be instituted against you for such possession, and for attorneys' fees and all damages and costs allowed by law.

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 right to request an initial inspection of your unit and to be present during that inspection, which shall occur no earlier than two weeks before the termination of the tenancy and during normal business hours. At this initial inspection, the Owner/Agent will provide an itemized statement specifying repairs or cleaning that are proposed to be the basis for the deductions from the security deposit. This may not be a final accounting of deductions from the security deposit. If you choose to do the pre move-out inspection, contact the Owner/Agent to schedule the inspection at (____) _____ - _____.

Dated: _____

By: _____

Owner/Landlord

Address:

Telephone: