

NINETY (90) DAY NOTICE TO TERMINATE TENANCY

To:

And All Other Tenants-in-Possession

TAKE NOTICE that your month-to-month tenancy of the hereinafter described premises is hereby terminated as of the date ninety (90) days after the service of this **NOTICE** upon you and that you are hereby required to quit and surrender possession thereof to the undersigned on or before the date ninety (90) days after the service of this **NOTICE** upon you.

The premises of which you are required to surrender possession are commonly known as _____, _____, California.

This is intended as a ninety (90) day legal notice for the purpose of terminating your tenancy aforesaid in accordance with the California Civil Code, Section 1946.

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:

Owner/Landlord

Address:

Telephone: