

60-DAY NOTICE OF TERMINATION OF TENANCY

TO: _____
All Residents (tenants and subtenants) in possession (full name) and all others in possession

of the premises located at:

_____, **Unit # (if applicable)** _____
(Street Address)

_____, **CA** _____ .
(City) (Zip)

PLEASE TAKE NOTICE that your tenancy of the premises is terminated effective at the end of a sixty (60) day period after service on you of this notice, or _____ whichever is later.
(Date)

You must peaceably vacate the premises and remove all of your personal property on or before the date indicated above. 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 attorneys' fees and court costs as allowed by law, plus the Owner/Agent may recover an additional punitive award of six hundred dollars (\$600) in accordance with California law for such unlawful detention. This legal action will also result in forfeiture of the rental agreement.

This Notice of Termination of Tenancy does not relieve you of payment of any financial obligation for rent owed until the actual date of termination of tenancy.

If you fail to fulfill the terms of your credit obligations, a negative credit report reflecting on your credit history may be submitted to a credit reporting agency.

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. A separate Notice of Resident's Option to Request an Initial Inspection is provided with this Notice or will follow within a reasonable time. Please complete the form and return it to Owner/Agent if you wish to arrange for an initial inspection.

Pursuant to 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.

DATE: _____
_____ Agent for Owner/Landlord

THIS NOTICE SUPERCEDES ANY PREVIOUS NOTICES.

PENAL CODE SECTION 594 PROVIDES THAT EVERY PERSON WHO MALICIOUSLY INJURES OR DESTROYS ANY REAL PROPERTY NOT HIS OWN IS GUILTY OF VANDALISM.