

30-DAY NOTICE TO QUIT

TO: _____ (“Tenant”), AND ALL OTHERS IN POSSESSION,

PLEASE TAKE NOTICE that your tenancy of the below-described Premises is terminated, effective at the end of a thirty (30) day period after service upon you of this notice, or: _____(date), whichever date is later. Within the time set forth herein, you are required to vacate and deliver up possession of the Premises to the undersigned or authorized agent.

The Premises herein referred to are situated in the City of _____, County of _____, State of California, and are designated by the street number as: _____(the "Premises").

The purpose of this notice is to terminate your tenancy of the Premises in accordance with the provisions of California Civil Code Section 1946.

If you fail to vacate and deliver up possession of the Premises to the undersigned or authorized agent within the time set forth herein, the Owner/Landlord _____ shall hereby declare a forfeiture of your lease or rental agreement under which you hold possession of the Premises and legal proceedings will be instituted against you to obtain possession and to have your lease or rental agreement forfeited. Such proceedings could result in a judgment against you which could include holdover rent, damages (including up to \$600 pursuant to California *Code of Civil Procedure* Section 1174(b)) and any other damages allowed by law, costs and attorneys’ fees.

You have the right to request an initial inspection of the Premises and to be present during that inspection, which shall occur no earlier than two weeks before the termination of the tenancy, as set forth above, and during normal business hours.

Dated: _____

Owner/Landlord/Agent

Address: _____

Phone: _____

Notice: California Civil Code § 1946 states:

"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."

(PENAL CODE SECTION 594 PROVIDES THAT ANY PERSON WHO MALICIOUSLY DAMAGES OR DESTROYS THE PROPERTY OF ANOTHER IS SUBJECT TO FINE AND IMPRISONMENT)