

LAW OFFICES OF DARLENE ALLEN

NOTICE OF TERMINATION OF TENANCY

To: _____

And all other occupants in possession of the premises located at:

Address: _____ Unit # _____

City: _____, California Zip: _____

PLEASE TAKE NOTICE that your tenancy of the premises is terminated effective at the end of thirty (30) days after service on you of this notice, or _____, 20____, whichever is later.

If you fail to quit and deliver up 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 may recover an additional punitive award of six hundred dollars (\$600) in accordance with California law for such unlawful detention.

Be advised that you may request a preliminary pre-move out inspection of the premises prior to vacating. Preliminary inspections may be conducted for a reasonable fee only during normal business hours within the two-week period prior to the termination of your residency. Your request must be in writing and should include a suggested date and time for entry to the premises. The owner will try to reach a mutually agreeable date and time to conduct the requested inspection.

You may but are not required to be present and, unless waived by you, a 48-hour notice will be given of the time of entry. Unless your request is withdrawn in writing at least 24-hours before the scheduled inspection entry will be made as noticed or as agreed if there has been a waiver.

Any deficiencies noted in the pre-move out inspection checklist may be corrected by you only in accordance with the term and conditions of your rental agreement, which may require that only a licensed and bonded contractor perform any necessary repairs in order to return the premises to the same condition as it was at the inception of the tenancy. The inspection will be limited to visually accessible areas only and will not include areas obscured by occupants' personal property. The owner's final move-out inspection of the vacated premises will be used to determine any deductions from your security deposit. Invoice and proof of payment and release of any liens for all work performed must be provided to owner upon surrender of the premises.

This Notice of Termination of Tenancy does not relieve you of your duty to pay rent through the termination date.

Penal Code Section 594 provides that any person who maliciously damages or destroys the property of another is subject to fine and imprisonment. A negative credit report reflecting on your credit history may be submitted to a credit reporting agency if you breach the terms of your obligations.

Date

Owner/Agent for Owner