

## 30-DAY NOTICE TO VACATE

*A residential landlord may terminate a month-to-month tenancy by giving at least thirty (30) days' written notice to the tenant unless the tenant has resided on the property for one year or more. [Calif. Civil Code §§1946,1946.1]*

**Date** \_\_\_\_\_

**To Tenant(s)** \_\_\_\_\_

*Items left blank or unchecked are not applicable.*

**Facts:**

1. You are a residential Tenant(s) under a rental agreement or expired lease agreement
  - A. dated \_\_\_\_\_ in city of \_\_\_\_\_, and county of \_\_\_\_\_, California,
  - B. entered into by \_\_\_\_\_, as the Tenant(s), and
  - C. \_\_\_\_\_, as the Landlord/Agent,
  - D. regarding the rental unit with the address of \_\_\_\_\_.

**Notice:**

2. This notice is intended as at least a thirty (30) day notice prior to termination of your month-to-month tenancy.
3. On or before \_\_\_\_\_, 20\_\_\_\_\_, a date at least thirty (30) days after service of this notice, you will vacate and deliver possession of the premises to Landlord/Agent, or \_\_\_\_\_.
4. Rent due prior to the date to vacate includes pro rated rent of \$ \_\_\_\_\_, payable on or before \_\_\_\_\_, 20\_\_\_\_\_.
5. Landlord/Agent acknowledges the prior receipt of \$ \_\_\_\_\_ as your security deposit.
  - A. Notice: You have the right to request and be present for an inspection of the premises to be conducted within two weeks of expiration of this notice to vacate for the purposes of providing you with an itemized statement of deductible charges for repairs and cleaning and allowing you the opportunity to remedy these deficiencies and avoid a deduction from your security deposit. [Calif. Civil Code §1950.5(f)(1)]
  - B. Within 21 days after you vacate, Landlord/Agent will furnish you with a written statement and explanation of any deductions from the deposit and a refund of the remaining amount. [Calif. Civil Code §1950.5(g)(1)]

\* \* \* Free Preview End \* \* \*

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