

NOTICE TO TERMINATE MONTH TO MONTH TENANCY

To: _____
AND ALL OTHER TENANTS, RESIDENTS, SUB-TENANTS, AND ALL OTHERS IN POSSESSION
OF THE PREMISES:

PLEASE TAKE NOTICE that under the terms of the month-to-month rental agreement by which you hold possession of the below described premises, that your month-to-month tenancy of the hereinafter described premises is hereby terminated as of the date ___ Thirty (30) days ___ Sixty (60) 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 ___ Thirty (30) days ___ Sixty (60) days after the service of this NOTICE upon you.

This is intended as a ___ Thirty (30) day ___ Sixty (60) day legal notice for the purpose of terminating your tenancy aforesaid in accordance with California law and the landlord does hereby elect to declare a forfeiture of any rental agreement by which you may hold possession of the premises.

PLEASE TAKE FURTHER NOTICE that you are still legally obligated to pay the pro-rated rent to the landlord/owner until the expiration of the ___ 30 ___ 60 day time period.

By law 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 inspection, the Owner/Agent will provide an itemized statement specifying repairs or cleaning proposed to be the basis for deductions from the security deposit. Please contact the Owner/Agent to request an initial inspection and you will be given a separate Notice of Resident's Option to Request an Initial Inspection form.

Dated: _____

Owner or Owner's Agent: _____

By: _____
(signature)

THIS NOTICE IS NOT AN EVICTION NOTICE. HOWEVER, YOUR FAILURE TO VACATE THE PREMISES AFTER THE EXPIRATION OF THE ___ 30 ___ 60 DAY TIME PERIOD COULD RESULT IN AN UNLAWFUL DETAINER COURT ACTION BEING FILED AGAINST YOU. AS REQUIRED BY LAW YOU ARE HEREBY NOTIFIED THAT A NEGATIVE CREDIT REPORT REFLECTING ON YOUR CREDIT HISTORY MAY BE SUBMITTED TO A CREDIT REPORTING AGENCY IF YOU FAIL TO FULFILL THE TERMS OF YOUR CREDIT OBLIGATIONS.