

SIXTY-DAY NOTICE TO QUIT

TO _____
and all other tenants in possession of the premises describes as:

Address _____

City _____, County _____, California

NOTICE IS HEREBY GIVEN that your tenancy of the premises described above is terminated SIXTY (60) days after you receive this notice, or on _____, Whichever is later and that you must vacate the premises on or before that date or you will be guilty of an unlawful detention of the premises. This notice is given pursuant to the provisions of Section 1946 of the California Civil Code. If you fail to deliver up possession within the 60-day period, legal proceedings will be commenced against you to recover a judgment of \$600.00 PUNITIVE DAMAGES for the malicious holding possession beyond the 60-day period, court costs incurred, and attorney fees if provided in the rental agreement..

YOU ARE FURTHER NOTIFIED that by this notice Your landlord, elects to, and does hereby declare a forfeiture of said lease or rental agreement.

Dated this _____ day of _____ 20____

Owner/Manager/Agent of Owner

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the above notice, of which this is a true copy, on the above-mentioned tenant(s) in possession in the manner(s) indicated below:

- On _____, 20____, I handed the notice to the tenants.
- On _____, 20____. after attempting personal service, I handed the notice to a person of suitable age and discretion at the tenant's residence/business and mailed a copy to tenants residence by first class mail, postage prepaid..
- On _____, 20____. after attempting service in both manners indicated above, I posted the notice on a conspicuous place at the tenant's residence, and mailed a copy to tenants residence by first class mail, postage prepaid...
- On _____, 20____ a copy was sent by certified or registered mail .

Executed on _____, 20____, at the City of _____

State of California.

Served by _____, County of _____

NOTICE OF TENANT'S RIGHT TO INITIAL INSPECTION CIVIL CODE SECTION 1950.5

You have a right, pursuant to Civil Code Section 1950.5, to an initial inspection no sooner than two (2) weeks prior to the termination of the rental agreement. If you wish to have an initial inspection you must notify the landlord.

This inspection is designed to give you an opportunity to correct any deficiencies in a manner consistent with the rights and obligations of the parties under the rental agreement, in order to avoid deductions from the security.