

30-DAY NOTICE TO QUIT FOR CAUSE*

(For Use If Tenant Has Been In Compliance Less than One (1) Year)

TO: _____

AND TO ANY AND ALL OTHER OCCUPANT(S), INCLUDING BUT NOT LIMITED TO DOES 1 THROUGH 10, INCLUSIVE.

YOU ARE HEREBY NOTIFIED that your tenancy of the below-described premises is terminated, effective at the end of a thirty (30) day period after service of this notice.

The purpose of this notice is to terminate your tenancy of the premises described as;

Address: _____, Apartment No.: _____

City: _____, California, ZIP: _____

If you fail to quit and deliver possession, legal proceedings will be instituted against you to obtain possession and such proceedings could result in a judgment against you which could include costs, attorney fees and other necessary disbursements, plus California law provides the landlord may recover an additional \$600.00 punitive award for any unlawful detention.

You have a right to an inspection of the premises described above not sooner than two weeks -before termination of tenancy. This inspection is not a final determination of the condition of the premises upon your vacation thereof, nor will it necessarily be the basis upon which the refund, if any, of your security deposit will be made. It will result in written notification to you of conditions then observed by the landlord at the time of inspection that may result in deductions from your security deposit. You have a right to be present during the inspection, but you need not be there if you do not wish to be. If you desire the inspection described above, you must request it. You may request it in writing by mailing your request to the following name and address:

Owner/Agent (name): _____

Address: _____

City: _____, California, ZIP: _____

Tele: _____, or by telephoning the number given here. If you make your request in writing, you must give us a telephone number where you can be reached during the day in order to arrange a mutually convenient date and time. You will be given additional written notice of intent to enter not less than 48 hours before the agreed date and time for the inspection.

The service of this notice upon you does not relieve you of the obligation to pay rent. You remain obligated to pay your rent pro rated to the expiration of this notice. If you fail to fulfill your obligations under your lease or rental agreement, and this notice, a negative credit report may be submitted to a credit reporting agency.

* FOR CAUSE (state here): _____

DATED: _____

Owner/Agent (Signature)