

THREE (3) DAY NOTICE TO QUIT

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TO: _____

(include any and ALL known names of tenants, subtenants and all others in possession)
AND TO ANY AND ALL OTHER OCCUPANT(S), INCLUDING BUT NOT LIMITED TO DOES 1 THROUGH 10, INCLUSIVE.

Address of Premises: _____ Apt. No. _____
_____, California, ZIP: _____

NOTICE IS HEREBY GIVEN, that because you are creating a nuisance, that within three (3) days after receipt of this notice you are to quit and surrender possession of the above described premises. Failure on your part to do as aforesaid will result in the lessor electing to declare your tenancy in said premises forfeited, and the institution of an unlawful detainer action against you, which could result in a judgment against you, including costs and attorneys fees, together with any punitive damages.

YOU HAVE BREACHED THE FOLLOWING PROVISIONS OF YOUR LEASE OR RENTAL AGREEMENT, AS FOLLOWS:

(enter the lease or rental agreement condition, clause and covenant that is being violated.)

Any rent which has been paid in advance will be returned prorated upon termination of your tenancy.

Pursuant to _____ Civil
not sooner than two weeks before termination of tenancy. See attachment _____.

DATED: _____ LANDLORD/MANAGER _____
(Signature of Landlord/Agent)

NOTICE OF RIGHT TO INSPECTION

(Per CC 1950.5(f)
Pre-inspection Prior to
Move-out)

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

Address of Premises: _____ Apt. No. _____
_____, California, ZIP: _____

YOU AND EACH OF YOU WILL PLEASE TAKE NOTICE that pursuant to Civil Code Section 1050.5(f) 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 designed as 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, however, result in notification to you of conditions then observed by management that may result in deductions from your security deposit.

You have a right to be present during that inspection, but you need not be there if you do not wish to be. If you desire the inspection described in the previous paragraph, you must request it. You may request by giving written notice at

Owner/Agent (name): _____

Address: _____

City: _____, California, ZIP: _____

Telephone: _____, 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 an additional written notice of intent to enter not less than 48 hours before the agreed date and time for the inspection.

DATED: _____

Owner/Agent (Signature)