

# Thirty-Day Notice To Quit

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and all other persons in possession of the below-described premises.

Premises Address: \_\_\_\_\_  
\_\_\_\_\_ (the "Premises").

Within thirty (30) days after service of this notice upon you, you are hereby required to quit and deliver up possession of the above-described Premises to \_\_\_\_\_, owner/authorized agent.

This notice is intended to terminate your occupancy in the Premises in accordance with the provisions of California law. Unless you have delivered up possession of the Premises within thirty (30) days after service of this notice upon you, the owner of the Premises shall institute immediate legal proceedings against you seeking to recover:

1. possession of the Premises;
2. forfeiture of the agreement under which you hold possession of the Premises;
3. monetary damages for your unlawful detention of the Premises;
4. attorney fees and costs; and,
5. such other and further relief that the Court deems just and proper.

Pursuant to Civil Code §1950.5(f)(1), **YOU ARE HEREBY NOTIFIED** of your right to request an "initial inspection" of the Premises for the purpose of identifying deficiencies in the Premises which may result in potential deductions from your security deposit. You have the right to be present during the conducting of the "initial inspection", which shall be held no earlier than two (2) weeks prior to termination of your tenancy or the expiration of your lease/rental agreement. Refer to Civil Code §1950.5(f)(1) for additional rights you have related to the "initial inspection". You may request an "initial inspection" and/or address any inquiries regarding delivery of possession of the Premises by contacting the below-named owner or agent.

**YOU ARE FURTHER NOTIFIED** that State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

Dated: \_\_\_\_\_  
\_\_\_\_\_  
Owner/Agent  
\_\_\_\_\_  
Phone

# DECLARATION OF SERVICE OF NOTICE TO TENANT

I, the undersigned, declare that at the time of service of the papers herein referred to, I was at least eighteen (18) years of age, and that I served the following document:

## Thirty-Day Notice To Quit

dated \_\_\_\_\_

on the following person(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

on \_\_\_\_\_, by:  
(Date of Service)

**PERSONALLY DELIVERING** a copy of the Notice to each of the above-named occupants at

\_\_\_\_\_.

**LEAVING** a copy for each of the above-named occupants with a person of suitable age and discretion at the residence or usual place of business of the occupants, said occupants being absent therefrom; and,

**MAILING** by first-class mail on said date, a copy to each occupant by depositing such copies in the United States Mail, in a sealed envelope, with postage fully-prepaid, addressed to the above-named occupants at \_\_\_\_\_.

Both **POSTING** a copy for each of the above-named occupants in a conspicuous place on the property therein described, there being no person of suitable age or discretion to be found at any known place of residence or business of said occupants; and,

**MAILING** by first-class mail on said date, a copy to each occupant by depositing such copies in the United States Mail, in a sealed envelope, with postage fully-prepaid, addressed to the above-named occupants at \_\_\_\_\_.

I declare under penalty of perjury that the foregoing is true and correct and if called as a witness to testify thereto, I could do so competently.

Executed on \_\_\_\_\_, at \_\_\_\_\_, California.

\_\_\_\_\_  
**Owner/Agent**