

Eviction Professionals

31500 Grape St. #111
Lake Elsinore, California 92532

30-DAY NOTICE TO TERMINATE TENANCY

To: _____
AND ALL OTHERS IN POSSESSION OF THE PREMISES DESCRIBED AS:

Address:

County:

NOTICE is hereby given that the tenancy under which you occupy the premises described above is terminated thirty (30) days from the date of service on this notice on you.

You are required to vacate the premises on or before the date of termination. If you do not surrender possession on or before that date, legal proceedings will be commenced against you to recover possession of said premises, and to declare the forfeiture of the rental agreement under which you occupy the premises. Rent for the premises is due and payable through and including the date of termination.

Pursuant to Civil Code Section 1950.5(f), you have the right to request an inspection of your rental and to be present during that inspection which shall occur no earlier than two weeks prior to the termination of the tenancy. Please contact the owner/agent if you wish to request an initial inspection.

Pursuant to Civil Code Section 1946.1(h), 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 the property belonging to you was left behind after you moved out.

This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; (3) a limited liability company in which at least one member is a corporation.

DATED THIS _____ DAY OF _____

BY _____

PROOF OF SERVICE

I, the undersigned, being at least eighteen (18) years of age, declare under penalty of perjury that I served the THIRTY DAY NOTICE TO TERMINATE TENANCY, of which this is a true copy, on the above named tenant in the manner indicated below:

DATE: _____

I personally delivered a copy of the notice to tenant.

After attempting personal service, I handed the notice to a person of suitable age and discretion at the tenant's residence/business, and I deposited a true copy of the notice in the United States Postal mail service, in a prepaid, sealed envelope, addressed to the tenant at his/her place of residence/business.

After attempting service, in both manners indicated above, I posted the notice in a conspicuous place at the tenant's residence/business, and deposited a true copy of the notice in the United States Postal mail service, in a prepaid, sealed envelope, addressed to the tenant at his/her place of residence/business.

Executed on _____, at the City of _____
County of _____, State of California. Served by _____