



NOTICE OF TERMINATION OF TENANCY (C.A.R. Form NTT, Revised 11/12)

To: _____ ("Tenant") and any other occupant(s) in possession of the premises located at: (Street Address) _____ (Unit/Apartment #) _____ (City) _____ (State) _____ (Zip Code) _____ ("Premises").

CHECK THE BOX THAT APPLIES. CHECK ONE BOX ONLY.

- 1. [] The tenancy, if any, in the Premises is terminated 60 days from service of this Notice, or on _____ (whichever is later).
OR 2. [] You have, or another tenant or resident has, resided in the Premises for less than one year. Your tenancy, if any, in the Premises is terminated 30 days from service of this Notice, or on _____ (whichever is later).
OR 3. [] All of the following apply. Your tenancy, if any, in the Premises is terminated 30 days from service of this Notice, or on _____ (whichever is later).
A. Landlord has entered into a contract to sell the Premises to a natural person(s);
AND B. Purchaser intends to reside in the Premises for at least one year following the termination of the tenancy in the Premises;
AND C. Landlord has established an escrow with an escrow company licensed by the Department of Corporations, Department of Insurance or a licensed Real Estate Broker;
AND D. Escrow was opened 120 or fewer days prior to the delivery of this Notice;
AND E. Title to the Premises is separately alienable from any other dwelling unit (i.e., it is a single-family unit or condominium);
AND F. Tenant has not previously been given a notice of termination of tenancy.
OR 4. [] Tenant is a beneficiary of, and the tenancy is subject to, a government agency rental housing assistant program. The tenancy, if any, in the premises is terminated 90 days from service of this notice or on _____ (whichever is later).

If you fail to give up possession by the specified date, a legal action will be filed seeking possession and damages that could result in a judgment being awarded against you.

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Reviewed by _____ Date _____



Property Address: _____ Date: _____

Note to Landlord: If the property is subject to rent control, local law may require a minimum notice period that exceeds the time specified above.

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.

Landlord (Owner or Agent) _____ Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

DELIVERY OF NOTICE/PROOF OF SERVICE:

This Notice was served by _____, on _____ (date)
In the following manner: (if mailed, a copy was mailed at _____ (Location))

- A. **Personal service.** A copy of the Notice was personally delivered to the above named Tenant.
- B. **Substituted service.** A copy of the Notice was left with a person of suitable age and discretion at the Tenant's residence or usual place of business and a copy was mailed to the Tenant at the Premises.
- C. **Post and mail.** A copy of the Notice was affixed to a conspicuous place on the Premises and a copy was mailed to the Tenant at the Premises.
- D. **Certified/Registered mail.** A copy of the Notice was mailed to the Tenant at the Premises by Certified or Registered mail.

(Signature of person serving Notice)

(Date)

(Print Name)

(Keep a copy for your records.)

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