

NOTE: YOU ARE DIRECTED TO COMPLY WITH THIS NOTICE REGARDLESS OF ANY OTHER EVICTION NOTICES THAT MAY HAVE BEEN SERVED ON YOU PREVIOUSLY.

60-DAY NOTICE TO QUIT

TO: _____; and all other persons or occupants claiming under them at the following described premises:

WITHIN SIXTY (60) DAYS after service on you of this notice, you must vacate and surrender possession of the following described real property, and all portions thereof (the "premises"):

_____.

POSSESSION OF SAID PREMISES is to be delivered to the owner(s), or the undersigned agent for the owner(s).

YOUR FAILURE TO VACATE AND SURRENDER POSSESSION of the premises within said 60-day period will cause the owner, or the owner's agent, to initiate legal proceedings against you to recover possession of the premises, and to seek a judgment for money damages for each day of occupancy, which may include statutory punitive damages and legal costs. A judgment may be reported to credit reporting agencies and may adversely affect your credit history and/or credit rating. NOTE FURTHER THAT SUCH AN ACTION MAY INVOLVE THE COLLECTION OF A DEBT OWED BY YOU; THEREFORE, ANY INFORMATION OBTAINED MAY BE USED FOR SUCH PURPOSE.

THIS NOTICE IS INTENDED as a sixty-day notice, absolutely and unconditionally, terminating your tenancy and rights of occupancy at the above-described. During the remainder of your tenancy, you are required to comply with the terms of your rental agreement. This notice shall absolutely and unconditionally terminate your month-to-month tenancy and rights of possession at such premises. When you vacate, you shall be required to remove your personal property, pets, and vehicles with you. 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.

YOU ARE FURTHER NOTIFIED that, if you have a deposit, you have the right to request an initial inspection of your premises prior to termination of your tenancy, and be present during the inspection, which shall occur no earlier than two weeks before the termination of the tenancy and during normal business hours. The purpose of this inspection is to allow you the opportunity to correct any deficiencies in the unit in order to avoid deductions from your security deposit, if any. At this initial inspection, the landlord or the landlord's agent will provide an itemized statement specifying repairs and cleaning that are proposed to be the basis for deductions from such deposit. This initial inspection will only take place if you request it. If you wish to arrange for such initial inspection, you must contact the landlord to schedule a mutually agreeable date and time. The landlord will then provide you at least 48-hour notice of such agreed-upon date, unless you sign a written waiver permitting the landlord/agent to perform the inspection upon shorter notice.

Dated:

NAME:
TITLE:
ADDRESS:
TELEPHONE: