

# NOTICE OF TERMINATION OF TENANCY

FOR USE BEGINNING JANUARY 1, 2003

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

and all subtenants and other occupant in possession of the premises located (Street Addresses) \_\_\_\_\_ (Unit/Apartment #) \_\_\_\_\_

(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip Code) \_\_\_\_\_ ("Premises")

## CHECK THE BOX THAT APPLIES. CHECK ONE BLOCK ONLY.

1.  (If checked) Your tenancy, if any, in the Premises is terminated SIXTY days from service of this Notice, or on \_\_\_\_\_ (whichever is later).

2.  (If checked) Your tenancy, if any, in the Premises is terminated THIRTY days from service of this Notice, or on \_\_\_\_\_ (whichever is later).

3. All of the following apply:

A. The landlord has entered into a contract to sell the Premises to a natural person(s);

AND B. The purchaser intends to occupy the Premises for at least one year following the termination of the tenancy in the Premises;

AND C. The Landlord has established an escrow with a company licensed by the Department of Corporation or a licensed Real Estate Broker;

AND D. The escrow was opened less than 120 days prior to the delivery of this Notice;

AND E. The title to the Premises is sep arately alienable from any other dwelling unit (i.e., a single family unit or condominium);

AND F. The tenant has not previously been given a notice of termination of tenancy.

(If checked) Your tenancy, if any, in the Premises is terminated THIRTY days from service of this Notice, or on \_\_\_\_\_ (whichever is later).

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

Landlord (Owner or Agent) \_\_\_\_\_ Date \_\_\_\_\_

(Keep a copy for your records.)