

SIXTY- DAY NOTICE TO QUIT

To: _____
And all other tenants in possession of the premises described as:

Address: _____

City: _____ County: _____, California

NOTICE IS HEREBY GIVEN that your tenancy of the premises described above is terminated SIXTY (60) days after you receive this notice, or on _____, whichever is later, and that you must vacate the premises on or before the date or you will be guilty of an unlawful detention of the premises. This notice is given pursuant to the provisions of Section 1946 of the California Civil Code. IF you fail to deliver up possession within the 60-day period, legal proceedings will be commenced against you to recover a judgment of \$600.00 PUNITIVE DAMAGES for the malicious holding possession beyond the 60-day period, court costs incurred, and if provided in the rental agreement, attorney fees.

YOU ARE FURTHER NOTIFIED that by this notice Your landlord, elects to, and does hereby declare a forfeiture of said lease or rental agreement.

Dated this _____ day of _____ 20____
Owner/Manager/Agent of Owner

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the above notice, of which this is a true copy, on the above-mentioned tenant(s) in possession in the manner(s) indicated below:

- On _____, 20____, I handed the notice to the tenants.
- On _____, 20____, after attempting personal service, I handed the notice to a person of suitable age and discretion at the tenant's residence/business and mailed a copy to tenants residence by first class mail, postage prepaid.
- On _____, 20____, after attempting service in both manners indicated above, I posted the notice on a conspicuous place at the tenant's residence, and mailed a copy to tenants residence by first class mail, postage prepaid.
- On _____, 20____, I deposited a true copy of the notice in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the tenant at his place of residence.

Executed on _____, 20____, at the City of _____, County of _____
State of California.

Served by: _____