

**Thirty (30)-DAY NOTICE OF TENANT TO VACATE**

**Thirty (30)-Day written notice to landlord as required by California Civil Code 1946**

**Date:** \_\_\_\_\_

**TO:** Estey Real Estate and Property Management  
935 First Street  
Benicia, CA 94510

I/We, \_\_\_\_\_, agree to the provisions of the undersigned lease or rental agreement entered into on: date \_\_\_\_\_ for the property located at:  
Address: \_\_\_\_\_ City: \_\_\_\_\_ .

I/We are giving our thirty (30)-day notice to terminate tenancy. I/We will vacate and terminate possession of the above address on:  
\_\_\_\_\_ on \_\_\_\_\_ 200\_.

1. I have given the landlord a security deposit of \_\_\_\_\_.
2. I will provide a forwarding address.
3. Understand that the landlord may deduct amounts necessary to:
  - a. Reimburse for defaults in funds owed the Landlord or management.
  - b. Repair of damages to the premises caused by the tenant or guests other than ordinary wear and tear.
  - c. Will leave the home, garage and yard as clean or better.
  - d. Will reimburse Owner for Tenant loss, damage or excessive wear to items provided to the Tenant.
4. Landlord may show the premises to prospective tenants by giving the tenant reasonable notice as called for in the lease or rental agreement. Otherwise, a 24-hour notice will be presumed to be reasonable notice. Showings will occur during normal business hours or per agreement with Tenant.
5. Within 21 days of vacating or termination of the 30 days, I will be furnished with a written statement and documentation of deductions from the security deposit regarding refund. (California Civil Code 1950)
6. The reason for termination is \_\_\_\_\_.

***Tenant(s) acknowledge and understand that once the premises are vacated, rent will continue to be due until the time all keys are returned to Estey Real Estate. Any items left or abandoned in the premises after move-out will be removed and discarded at a cost to the tenant(s).***

This statement is true and correct:

Date: \_\_\_\_\_

Tenant: \_\_\_\_\_

Tenant: \_\_\_\_\_