



NOTICE OF TERMINATION OF TENANCY

(C.A.R. Form NTT, Revised 12/19)

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

Note to Landlord: This form is intended to be used when the property is NOT subject to rent increase cap or just cause eviction control under any state or local law.

Under state law, the three main exemptions from rent increase caps and just cause eviction control are: (1) separately alienable single-family dwellings, including a condominiums, as long as the property is not: owned by a corporation; a limited liability company with a corporate member; or a real estate investment trust. For this exemption to apply, the landlord must first give the tenant applicable notice of the exemption; (2) dwellings built in the previous 15 years prior to this notice and (3) a duplex in which one of the units was owner occupied at the commencement and throughout the tenancy. Other exemptions may be applicable. Landlord is strongly advised to seek counsel from a qualified real estate lawyer, who is familiar with the law where the property is located, prior to serving this or any notice if (1) Landlord knows that the property is subject to a state or local rent increase cap or just cause eviction law or (2) Landlord is uncertain whether the exemptions identified in this paragraph apply to the property. Local rent control or just cause eviction control may impose additional restrictions.

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 must 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);
B. AND Purchaser intends to reside in the Premises for at least one year following the termination of the tenancy in the Premises;
C. AND Landlord has established an escrow with an escrow company licensed by the Department of Corporations, Department of Insurance or a licensed Real Estate Broker;
D. AND Escrow was opened 120 or fewer days prior to the delivery of this Notice;
E. AND Title to the Premises is separately alienable from any other dwelling unit (i.e., it is a single-family unit or condominium);
F. AND 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.

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 _____
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))

Emailing a notice does not satisfy the requirements of Code of Civil Procedure §§ 1162(a) or 1162(b).

To comply with state law, service attempts must be done in the following order: A, then B, then C. As an alternative to that procedure, service may be done by completing D, but additional time should be provided to the notice.

- A. **Personal service.** A copy of the Notice was personally delivered to the above named Tenant.
- B. **NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TENANT IS ABSENT FROM THE TENANT’S RESIDENCE OR USUAL PLACE OF BUSINESS**
 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. **NOTE: POSTING AND MAILING OF THE NOTICE MAY BE USED ONLY IF THE TENANT’S RESIDENCE OR USUAL PLACE OF BUSINESS CANNOT BE ASCERTAINED OR IF KNOWN THEN ONLY IF NO PERSON OF SUITABLE AGE AND DISCRETION CAN BE FOUND AT THOSE LOCATIONS.**
 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. **NOTE: IN THE ALTERNATIVE TO THE ABOVE OPTIONS FOR SERVING THIS NOTICE, A TENANT MAY BE SERVED BY CERTIFIED OR REGISTERED MAIL.**
 Certified/Registered mail. A copy of the Notice was mailed to the Tenant at the Premises by Certified or Registered mail. Before filing a legal action based on this notice, a tenant should be given five (5) additional days if served in California, ten (10) additional days if served in another state, twenty (20) additional days if served outside of the United States.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Signature of person serving Notice)

(Date)

(Print Name)

(Keep a copy for your records)

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