CALIFORNIA 90-DAY LEASE TERMINATION NOTICE
(MONTH-TO-MONTH LEASE)

Date: _____

NOTICE: The Landlord elects to terminate your tenancy which is defined as the "hiring of real property" under the California Civil Code. Due to your tenancy qualifying as **low-income housing**, the notice period of 90 days meets the statutory requirement and does not fall under the Tenant Protection Act of 2019 (AB 1482).

Tenant's Name: _____ which includes any other residence, occupants, or individuals on the Premises ("Tenant").

Property Address: _____ ("Premises")

Lease Start Date: _____ ("Lease")

Last Day on the Premises: _____

If you do not vacate the Premises by the date stated in this notice, the Landlord may initiate legal proceedings to regain possession. You may be liable for costs associated with the legal action, including any court-awarded damages.

Landlord Signature: _____ Date: _____
Print Name: _____
Address: _____
Phone: _____
E-Mail: _____

AFFIDAVIT OF SERVICE

County of _____
State of _____

Date: _____

SERVER. I, _____ ("Server"), declare under penalty of perjury that a notice for eviction was delivered and served in the following manner:

RECIPIENT. The notice for eviction was delivered to:
    a.) Defendant/Respondent: _____ ("Recipient")
    b.) Address/Location: _____
    c.) Date: _____ Time: ____:____ ☐ AM ☐ PM

DELIVERY. The Recipient received the eviction notice by: (check one)
    ☐ - **Mail**. The Server sent the eviction notice in the mail by: (check one)
        ☐ - Standard Mail
        ☐ - Certified Mail (with return receipt)
        ☐ - FedEx
        ☐ - UPS
        ☐ - Other
    ☐ - **Direct Service**. The Server handed the eviction notice to a person identified as the Recipient.
    ☐ - **Someone at the Residence**. The Server handed the eviction notice to someone who identified as living at the residence and stated their name is: _____.
    ☐ - **Someone at the Workplace**. The Server handed the eviction notice to someone who identified to be the Recipient's co-worker and stated their name is: _____.
    ☐ - **Leaving at the Residence**. The Server left the eviction notice in the following area: _____.
    ☐ - **Recipient Rejected Delivery**. The Server delivered the eviction notice to the Recipient in-person and did not accept delivery.
    ☐ - **Other**. _____.

VERIFICATION. I declare under penalty of perjury under the laws located in this State that the foregoing is true and correct.

Server Signature: _____ Date: _____
Print Name: _____