

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.)