

NOTICE OF EXPIRATION OF LEASE AND NON-BINDING PROPOSAL FOR RENEWAL

TO: _____
All Residents (tenants and subtenants) in possession (full name) and all others in possession

1. Expiration of Lease

Your current fixed term Lease of the premises located at:

_____, Unit # (if applicable) _____
(Street Address)

_____, CA _____
(City)

expires on _____.
(Expiration Date)

Unless a new Rental/Lease Agreement has been signed, you are expected to vacate and remove all of your personal property no later than that day*. You are still obligated to pay rent until the expiration date.

You have the right to request an initial inspection of your unit and to be present during that inspection, which shall occur no earlier than two weeks before the termination of the tenancy and during normal business hours. At this initial inspection, you will receive an itemized statement specifying repairs or cleaning that are proposed to be the basis for the deductions from the security deposit. This may not be a final accounting of deductions from the security deposit. A separate Notice of Resident's Option to Request an Initial Inspection is provided with this Notice or will follow within a reasonable time.

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.

Please provide me with your forwarding address (in writing) as soon as it is known.

Landlord ☐ by _____, _____ Agent for Landlord
Individual Signing for Landlord Management Co. (If Applicable)

Address

City, State, Zip

Date

* A tenant who does not move out by or on the expiration date is liable for daily rental damages for each day he/she remains in possession of the premises and is subject to legal proceedings to obtain possession. These proceedings can result in a judgment against a tenant that includes attorneys' fees and court costs as allowed by law and an additional award of six hundred dollars (\$600) to the owner for the tenant's unlawful detention. If you fail to fulfill the terms of your credit obligations, a negative credit report reflecting on your credit history may be submitted to a credit reporting agency.



2. Non-Binding Proposal for Lease Renewal

The Landlord is willing to consider entering into a new Rental/Lease Agreement with you containing in substance the terms and provisions stated below, plus such other terms and provisions as may be included in any new written agreement that the Landlord provides to you for your consideration, if you respond to this Non-Binding Proposal by the date specified below.

The new written agreement, if entered into, will provide in substance as follows:

- ☐ A renewal lease at \$ _____ rent/month, beginning _____
(Beginning Date of New Lease)
- and expiring _____
(Expiration Date of New Lease)
- ☐ A month-to-month Rental Agreement at \$ _____ rent/month, beginning _____
(Beginning Date of New Agreement) and continuing month-to-month thereafter until either party gives notice as required by law.

The following persons to be the Residents under the new agreement:

Name

Name

Name

Name

Name

Name

An additional security deposit of \$ _____, will be required.

Other Proposed Terms:

If you would like to enter into a new agreement reflecting in substance the above terms, each proposed Resident must sign this Proposal below and return it to the Landlord at the address above

on or before _____
(date)

Please provide updated emergency contact and employment information for each Resident.



