To: Estey Real Estate
   935 First Street
   Benicia, CA 94510
   707-745-0924

Notice of Intent to Terminate Lease

Date: _____

I/We, _____

intend to vacate the premises that I/we currently occupy at this location:

_____

_____

on this date: _____ day of _____ 20_____ before the expiration of the Lease Agreement.
Lease period: start date _____expiration date: _____.

Terms agreed upon by my/our signature(s) on the Lease Agreement read:

In the event that Tenant breaches this contract (for example, moving out prior to the ending date of the Rental Agreement (for example, by moving out prior to ending date of the Rental Agreement or by failing to occupy Premises) or by failing to occupy Premises) or evicted due to violation of the Rental Agreement, (for example, obtaining a pet without written permission),
Tenant agrees to reimburse Owner for all losses incurred as a result of the breach, including but not limited to, attorney's fees, lost rents, advertising costs, property rehabilitation costs (cleaning, painting, repairs), trip charges ($50), cost of new lease and one month's rent.   (California Civil Code 1951.2 and 1951.4)

It is understood that I/We remain responsible to: pay monthly rent until a new tenant has been found and has taken possession, keep utilities on, maintain the yard and other agreed Tenant responsibilities as per lease agreement.

Ihave given the landlord a security deposit of _____.
I will provide a forwarding address.
I 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.
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.
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)
The reason for termination is _____.
The property will be clean for showing and available for viewing by prospects as soon as possible. Please contact me/us regarding making the property available to prospective tenants at this number _____. Should an incentive be needed to entice a new tenant, it will be discussed with me/us.

___ I agree to use Estey Real Estate and as my agent, agrees is to work diligently to find a qualified replacement tenant once this notice is accepted.

Date: _____

_____ _____
Tenant   Tenant

Acceptance: _____ Date: _____