

**NOTICE OF BELIEF OF ABANDONMENT**

**(Real Property - Civil Code section 1951.3)**

TO: \_\_\_\_\_

NOTICE IS HEREBY GIVEN pursuant to Section 1951.3 of the Civil Code concerning the real property leased by you at \_\_\_\_\_ ("Property"). The rent on this property has been due and unpaid for 14 consecutive days, and \_\_\_\_\_, your landlord, believes that you have abandoned the property.

The Property will be deemed abandoned within the meaning of Section 1951.2 of the Civil Code, and your lease will terminate on \_\_\_\_\_ [a date not less than 15 days after this notice is served personally or, if mailed, not less than 18 days the notice is deposited in the mail], unless before such date the undersigned receives at the address indicated below a written notice from you stating both of the following:

- (1) Your intent not to abandon the Property;
- (2) An address at which you may be served by certified mail in any action for unlawful detainer of the Property.

You are required to pay the rent due and unpaid on this Property as required by the lease, and your failure to do so can lead to a court proceeding against you.

Date: \_\_\_\_\_

by: \_\_\_\_\_ [Signature of Landlord]  
\_\_\_\_\_ [Type or print Landlord's Name]  
\_\_\_\_\_ [Address]  
\_\_\_\_\_ [Telephone]