

Date: [Current Date]

To: [Tenant Names]

Property Address: [Full Rental Address]

90-DAY NOTICE TO TERMINATE TENANCY

Dear [Tenant Names],

This letter serves as formal notice that your tenancy for the property located at [Full Rental Address] will terminate 90 days from the date this notice is served.

Pursuant to the terms of your lease agreement and local landlord-tenant laws, you are required to vacate the premises and return all keys no later than 11:59 PM on **[Date 90 days from notice]**.

The reason for this termination is: [State reason, e.g., Owner intent to occupy, expiration of lease term, or Sale of property].

Prior to your move-out date, please ensure the following:

- The unit is clean and free of all personal belongings and trash.
- All repairs for damages beyond normal wear and tear are addressed.
- A move-out inspection is scheduled for [Date/Time] or by contacting [Name/Phone Number].

Your security deposit of \$[Amount] will be processed and returned, less any lawful deductions for damages or unpaid rent, within [Number] days of your move-out, as required by law. Please provide your forwarding address below or via email.

Forwarding Address:

Sincerely,

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]

Proof of Service

I, [Name of Server], declare that I served this notice on [Date] by:

Delivering a copy to the tenant personally.

Leaving a copy with a person of suitable age and discretion at the residence.

Posting a copy in a conspicuous place on the property and mailing via certified mail.