

Three Day Notice to Perform Conditions/Covenants or Quit

To:

And all other occupants in possession of the Premises located at:

_____ California _____

PLEASE TAKE NOTICE that you have neglected or failed to perform the Conditions and/or Covenants of the lease or agreement through which you occupy the Premises. The Conditions and/or Covenants that are being neglected or not performed are described as follows (*include dates and times of violations and names of witnesses if required by local ordinance*):

WITHIN THREE (3) DAYS AFTER SERVICE OF THIS NOTICE, YOU ARE REQUIRED TO PERFORM OR OTHERWISE CURE THE CONDITIONS AND/OR COVENANTS OR QUIT, MOVE OUT, AND SURRENDER POSSESSION OF THE PREMISES.

You are further notified that the Lessor/Agent for Lessor hereby elects to declare the forfeiture of your Lease/Rental Agreement. If you fail to perform or otherwise comply, the Lessor/Agent for Lessor will begin legal proceedings to recover possession of the Premises which could result in a judgment against you for any amounts due, holdover damages, and up to six hundred dollars (\$600.00) pursuant to CCP §1174(b), and all other remedies allowed by law, plus costs and attorneys' fees. Be advised, that your failure to comply shall not relieve you of any future obligations you may have for any unexpired lease term.

If this notice demands payment of rent or additional rent:

Payment shall be made payable to: _____

Payment shall be delivered to: _____

Telephone Number (_____) _____

The usual days and hours for payment are Monday through Friday, 9:00 am to 5:00 pm, or _____.

Payment may be made by money order, certified check, or by personal check if permitted under the terms of your rental agreement.

Date

Lessor/Agent for Lessor