

THREE (3) DAY NOTICE TO PERFORM CONDITION(S) AND/OR COVENANTS OR QUIT

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TO: _____

(include any and ALL known names of tenants, subtenants and all others in possession)
AND TO ANY AND ALL OTHER OCCUPANT(S), INCLUDING BUT NOT LIMITED TO DOES 1 THROUGH 10, INCLUSIVE.

Address of Premises:

_____ Apt. No. _____
_____, California, ZIP: _____

PLEASE TAKE NOTICE that you are in violation of the terms of your lease or rental agreement of the above described premises, in that you have failed to comply with the following provisions:

(enter the lease or rental agreement condition, clause and or covenant that is being violated.)

You are further required, but the within three (3) days after service of this notice on you, to perform or otherwise comply with the above stated condition and/or breach OR QUIT AND DELIVER UP POSSESSION OF THE PREMISES.

YOU ARE FURTHER NOTIFIED THAT, the undersigned does hereby elect to declare the forfeiture of your lease or rental agreement under which you hold possession of the above-described premises and if you fail to perform or otherwise comply, the lessor will constitute legal proceedings to recover rents and possession of said premises which could result in a judgment against you including costs, and attorney fees, together with any punitive damages as allowed by law for such unlawful detention.

DATED: _____ LANDLORD/MANAGER _____
(Signature of Landlord/Agent)