

THREE-DAY NOTICE TO PERFORM OR QUIT

NOTE: This form is used by a property manager or landlord when a tenant fails to perform a nonmonetary activity called for in a rental or lease agreement which can be performed or rectified within three days to notify the tenant they are to perform the activity within three days, excluding weekends and judicial holidays, or vacate and deliver up possession.

DATE SERVED: _____, 20 _____, at _____, California.

To Tenant: _____

Items left blank or unchecked are not applicable.

FACTS:

1. You are a Tenant under a rental or expired lease agreement
 - 1.1 dated _____, at _____, California,
 - 1.2 entered into by _____, as the Tenant,
 - 1.3 and _____, as the Landlord,
 - 1.4 regarding real estate referred to as _____.

NOTICE:

2. You are in breach of the terms of your rental or lease agreement as follows: _____

3. Within three days after service of this notice, excluding weekends and judicial holidays, you are required to either:
 - 3.1 Perform or rectify the breach by _____

OR

- 3.2 Deliver possession of the premises to Landlord or _____

4. When you fail to cure the breach or to deliver possession within three days, excluding weekends and judicial holidays, legal proceedings may be initiated to regain possession of the premises and to recover the rent owed, treble damages, costs and attorney fees.
5. Landlord elects to declare a forfeiture of your Right to Possession when you fail to cure the breach noted above.
 - 5.1 Landlord reserves the right to pursue collection of any future rental losses allowed by Calif. Civil Code §1951.2.
6. Notice: State law permits former Tenants to reclaim abandoned personal property left at the former address of the Tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former Landlord after being notified that property belonging to you was left behind after you moved out.

Date: _____, 20_____
Landlord/Agent: _____ DRE# _____

Signature: _____
Address: _____

Phone: _____ Cell: _____
Fax: _____
Email: _____