

## 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 or vacate and deliver up possession.

**DATE:** \_\_\_\_\_, 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 (3) days after service of this notice, 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. If you fail to cure the breach or to deliver possession within three (3) days, 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 hereby elects to declare a forfeiture of your lease if 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: \_\_\_\_\_ CalBRE #: \_\_\_\_\_

Signature: \_\_\_\_\_  
Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_