

THREE-DAY NOTICE TO PERFORM

For Properties Subject to Just Cause Eviction Requirements

NOTE: This form is used by a property manager or landlord of a property subject to Just Cause eviction requirements when a tenant fails to perform a curable nonmonetary activity called for in a rental or lease agreement, to notify the tenant of the violation and how it may be corrected within three days to avoid termination of their occupancy. [Calif. Civil Code §1946.2]

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 the Tenant of a property requiring "just cause" to terminate the tenancy.
3. You are in breach of the terms of your rental or lease agreement as follows: _____

_____.
4. Within three (3) days after service of this notice, you are required to perform or rectify the breach by: _____
_____.
5. If you fail to perform or rectify the breach within three (3) days, you will be served with a three-day notice to quit without further opportunity to cure the violation. [See **RPI** Form 577-1]
6. 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: _____