

FINAL THREE-DAY NOTICE TO QUIT
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 has been notified of a curable breach under a rental or lease agreement and has failed to correct the violation, to notify the tenant they are to vacate and deliver possession within three days.

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. On _____, 20_____, you received notice you are in breach of a curable violation under your rental or lease agreement and was given the option to perform or rectify the breach. As you have not corrected the curable violation, Landlord hereby elects to declare a forfeiture of your lease.

2.1 Landlord reserves the right to pursue collection of any future rental losses allowed by Calif. Civil Code §1951.2.

3. Within three (3) days after service of this notice, you are required to vacate and deliver possession of the premises to Landlord or _____.

4. If you fail to vacate and deliver possession of the premises 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. **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: _____