

**THREE-DAY NOTICE TO PERFORM CONDITIONS AND/OR COVENANTS OR QUIT**

THIS FORM FOR USE IN CALIFORNIA ONLY

Real Estate Forms Since 1966



TO \_\_\_\_\_ Tenants, Subtenants, Occupants in Possession of the premises commonly known as \_\_\_\_\_, City of \_\_\_\_\_, County of \_\_\_\_\_, State of California.

NOTICE IS HEREBY GIVEN that, under the lease or rental agreement by which you hold possession of the above described premises, the condition or covenant set forth below is being breached as follows:

1. Condition or covenant breached:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Specific facts of breach or violation:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WITHIN THREE (3) DAYS** after service of this notice, you are required to perform and comply with the above mentioned condition or covenant, or to deliver possession of the premises to the owner. If you do not, legal proceedings will be commenced against you to recover possession of the premises, and for statutory and actual damages.

Owner  does,  does not elect to forfeit your lease or rental agreement.

This unit is subject to rent control and the agency responsible to adjudicate a claim is: \_\_\_\_\_

Owner \_\_\_\_\_

Date \_\_\_\_\_

By \_\_\_\_\_

(Manager)

**PROOF OF SERVICE**

I, the UNDERSIGNED, being at least eighteen (18) years of age, served the above THREE-DAY NOTICE TO PERFORM CONDITIONS AND/OR COVENANTS OR QUIT, of which this is a true copy, on the above named tenant, in the manner indicated below

1. I personally delivered a copy to the tenant at \_\_\_\_\_

on (date) \_\_\_\_\_, at \_\_\_\_\_ (Address) o'clock  a.m.  p.m.

2. The tenant was absent from his or her residence and business address. I personally delivered a copy to \_\_\_\_\_ a person of suitable age and discretion at tenant's residence or business

address, on (date) \_\_\_\_\_, at \_\_\_\_\_ (Name) o'clock  a.m.  p.m. and mailed a copy addressed to the tenant at his or her place of residence.

3. There being no person at the leased premises, I affixed a copy of the notice in a conspicuous place on the property on (date) \_\_\_\_\_ at \_\_\_\_\_ o'clock  a.m.  p.m. and mailed a copy to tenant at the leased premises.

I declare under penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

Signature \_\_\_\_\_ Date \_\_\_\_\_

(Please Print Name)

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