

# 3-DAY NOTICE TO PERFORM CONDITIONS AND/OR COVENANTS OR QUIT

To: \_\_\_\_\_  
ALL RESIDENTS FULL NAME(S) (tenants and subtenants) in possession and all others in possession

Street Address: \_\_\_\_\_, UNIT # (if applicable): \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

IN THAT, the Rental Agreement/Lease condition(s) and/or covenants set forth below are being breached as follows:

1. Condition(s) and or covenant(s) breached:
- a.  Failure to pay late charge due in the sum of: \_\_\_\_\_
  - b.  Failure to pay NSF fee charges in the sum of: \_\_\_\_\_
  - c.  Failure to pay balance of deposit(s) in the sum of: \_\_\_\_\_
  - d.  \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

2. State specific facts of breach(es) and/or violation(s): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**WITHIN THREE (3) DAYS** after the service on you of this Notice, you are hereby required to perform or otherwise comply with the above-mentioned condition and/or covenant OR QUIT AND DELIVER THE POSSESSION OF THE PREMISE.

If you fail to perform or otherwise comply, Owner/Agent declares the forfeiture of your Rental Agreement/Lease and will institute legal proceeding to obtain possession. Such proceeding could result in a judgment against you, which may include attorneys' fees and court costs as allowed by law, and an additional punitive award of six hundred dollars (\$600.00) in accordance with California law. If you fail to fulfill the terms of your credit obligations, a negative credit report may be submitted to a credit reporting agency.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner/Agent Signature

\_\_\_\_\_  
Print Name