

# THREE-DAY NOTICE TO PERFORM COVENANT OR QUIT

To: \_\_\_\_\_,

Tenant(s) in possession of the premises at \_\_\_\_\_

City of \_\_\_\_\_, County of \_\_\_\_\_, California.

YOU ARE HEREBY NOTIFIED that you are in violation of the lease or rental agreement under which you occupy these premises because you have violated the covenant to:

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

in the following manner:

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

YOU ARE HEREBY REQUIRED within THREE (3) DAYS from the date of service on you of this notice to remedy the violation and perform the covenant or to vacate and surrender possession of the premises. In the event you fail to do so, legal proceedings will be instituted against you to recover possession of the premises, declare the forfeiture of the rental agreement or lease under which you occupy the premises, and recover rents, damages and costs of suit.

Date: \_\_\_\_\_  
\_\_\_\_\_ Owner/Manager

## PROOF OF SERVICE

I, the undersigned, being at least 18 years of age served this notice, of which this is a true copy, on \_\_\_\_\_, one of the occupants listed above as follows:

- On \_\_\_\_\_, 200\_, I delivered the notice to the occupant personally.
- On \_\_\_\_\_, 200\_, I delivered the notice to a person of suitable age and discretion at the occupant's residence/business after having attempted personal service at the occupant's residence, and business if known. On \_\_\_\_\_, 200\_, I mailed a second copy to the occupant at his or her residence.
- On \_\_\_\_\_, 200\_, I posted the notice in a conspicuous place on the property after having attempted personal service at the occupant's residence, and business, if known, and after having been unable to find there a person of suitable age and discretion. (On \_\_\_\_\_, 200\_, I mailed a second copy to the occupant at the property.)

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

Dated: \_\_\_\_\_, 200\_. \_\_\_\_\_  
\_\_\_\_\_

Signature