



THREE (3) DAY NOTICE TO PERFORM OR QUIT

RENTER: _____

PREMISES: _____
(Apt. No.) (Address) (St., Ave., Blvd., etc.)
_____ (City) _____ (Zip Code)

PLEASE TAKE NOTICE that, within three (3) days after service of this copy of this notice, you are required to either:

1. Cure the breach of your rental agreement or of the law, **or**
2. Quit and deliver up possession of the premises to the owner.

YOU HAVE BREACHED the rental agreement or the law as set forth herein, by:
(Check one or more of the applicable provisions)

- _____ Committing or permitting acts which are expressly prohibited in your rental agreement.
- _____ Committing or permitting a nuisance in the premises, to the premises, or to the appurtenances thereto, or to the common areas of the complex containing the premises, constituting an unreasonable interference with the comfort, safety or enjoyment of any of the other residents of the same building.
- _____ Refusing owner reasonable access to the premises for the purpose of making repairs or improvements, or for the purpose of inspection as permitted by law, or for the purpose of showing the premises to a prospective purchaser or mortgagee.

THE SPECIFIC FACTS ARE: _____

_____ of each event:
Witness(es) of each event: _____
Place and date(s) of each event: _____
When event occurred: _____

IF YOU FAIL TO DO SO, legal action will be instituted in good faith against you to recover possession of the premises, to enforce the terms of your rental agreement and/or to recover such damages as are allowed by law. This notice supersedes any notices to perform or quit served upon you.

Date: _____ (OWNER /AGENT)

Sec. 594 of the Penal Code of California
"Every person who maliciously injures, or destroys any real property not his own . . . is guilty of vandalism." (A Felony or Misdemeanor)