

Three-Day Notice to Perform or Quit

To:

Tenant in Possession of the property Located as

Property Address:

Property City, CA Zip

You are hereby notified that you are in violation of the lease or rental agreement under which you occupy the Premises because you have:

- More than one car on the premises,
- You keep pets on the premises
- You keep numerous plants outside
- You failed to keep the common area and the yard clean
- You are working as a mechanic on the vehicle on the property,
- You dropped motor oil on the floor of the yard,
- You wash your car in the yard,
- Your visitors park the car inside the yard and block the others from commuting,
- You have a loud music
- You have been drinking in the yard outside your property,
- You have done construction without Owner's approval,
- Other:

You are hereby required within three (3) days after the service of this notice to remedy the violation and perform the covenant or to vacate and surrender possession of the premises.

Your failure to do so will result in legal proceedings being initiated against you to recover possession of the premises, declare forfeiture of the rental agreement or lease under which you occupy the premises, and recover damages for each day of occupancy after the expiration of this notice, statutory damages and court costs.

Date: _____

Landlord