

CALIFORNIA THREE-DAY NOTICE TO QUIT

Code of Civil Procedure §1161(4)

NOTE: A tenant must vacate and deliver possession to the landlord within three (3) days after service of written notice for breach of any terms of the rental or lease agreement which cannot be performed or rectified. [Calif. Code of Civil Procedure §1161(4)]

DATE: _____, 20_____, at _____, California.

Tenant: _____ Items

left blank or unchecked are not applicable.

FACTS:

1. You are a Tenant under a rental agreement or expired lease agreement
 - 1.1 dated _____, at _____, California,
 - 1.2 entered into by _____, as the Tenant,
and _____, as the Landlord,
 - 1.3 regarding real estate referred to as _____.

NOTICE:

2. You are in breach of the terms of your rental or lease agreement as follows:

_____.

3. Within three (3) days after service of this notice, you are required to vacate and deliver possession of the premises to Landlord or _____.
4. If you fail to vacate and deliver possession of the premises within three (3) days, legal proceedings may be initiated to regain possession of the premises and to recover the rent owed, treble damages, costs, and attorney fees.
5. Landlord hereby elects to declare a forfeiture of your lease.
 - 5.1 Landlord reserves the right to pursue collection of any future rental losses allowed by Calif. Civil Code §1951.2.

Date: _____, 20_____

Landlord/Agent: _____

Signature: _____

Address: _____

Phone: _____

Fax: _____

Email: _____