

### 3 DAY NOTICE TO PERFORM COVENANT OR QUIT

To (Name) \_\_\_\_\_  
Tenant(s) in possession of the premises at (Street address) \_\_\_\_\_  
City of \_\_\_\_\_, County of \_\_\_\_\_, CA.

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 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 \_\_\_\_\_ (Owner/Landlord) \_\_\_\_\_

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