

CALIFORNIA 3-DAY NOTICE TO QUIT FOR NON-COMPLIANCE (INCURABLE)

_____, 20____

To: _____

Rental Property: _____, City of _____, CA _____

YOU ARE HEREBY NOTIFIED THAT, under the terms of the lease agreement dated _____, 20____ (the "Lease") for the rent and use of the premises listed above now occupied by you:

YOU ARE CURRENTLY IN VIOLATION (of Section _____) OF THE LEASE AS FOLLOWS: _____

_____.

The violation is:

Curable. Demand is made that you remedy the violation on or before _____, 20____ or the tenancy will be terminated and you must vacate the premises. You are further notified that unless you correct the violation or vacate the premises, legal action may be initiated against you.

Incurable. The tenancy is hereby terminated and you must vacate the premises and deliver possession of the same to me on or before _____, 20____ at ____:____ AM/PM. You are further notified that unless you vacate the premises, legal action may be initiated against you.

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

THIS IS A: (Check one)

- 3 DAY NOTICE.** (the minimum required by law)
- _____ **DAY NOTICE.** (number of days stated in original lease agreement)

THIS NOTICE IS PROVIDED TO YOU IN ACCORDANCE WITH THE LEASE AND CALIFORNIA CODE OF CIVIL PROCEDURE §1161. NOTHING IN THIS NOTICE IS INTENDED OR SHALL BE CONSTRUED AS A WAIVER BY THE LANDLORD OF ANY RIGHTS OR REMEDIES THE LANDLORD MAY HAVE UNDER THE LEASE OR UNDER STATE OR FEDERAL LAW.

Landlord Signature

Date

Landlord Name: _____

Address: _____, City of _____, State of _____

Phone Number: _____

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury under the laws of the State of California that the following is true and correct:

On _____, 20____, I personally delivered the attached Notice of Termination, which is a true and complete copy, to _____ at the following address _____.

On _____, 20____, I personally delivered the attached Notice of Termination, which is a true and complete copy, to _____, a person of suitable age and discretion at the following address _____, AND I thereafter mailed by first class mail, postage prepaid, a true copy addressed to the tenant, _____, at the following address _____.

On _____, 20____, after attempting to personally deliver the attached Notice of Termination, which is a true and complete copy, to the tenant or a person of suitable age and discretion, I thereafter mailed by first class mail, postage prepaid, a true copy addressed to the tenant, _____, at the following address _____.

Signed by: _____

Print Name: _____

Date: _____