

NOTICE TO PERFORM CONDITIONS
AND/OR COVENANTS OR QUIT

TO: _____ ; DOES 1 TO 5

All residents (tenants and subtenants) in possession (full name) and all others in possession

PLEASE TAKE NOTICE that you are in violation of CALIFORNIA STATE LAW or your rental agreement in reference to the premises located at:

YOUR IN VIOLATION OF PARAGRAPH ____ OF YOUR RENTAL AGREEMENT WHICH STATES

YOU MAY REMEDY THIS BY DOING THE FOLLOWING

WITHIN 3 DAYS after the service on you of this notice, you are hereby required to perform or otherwise comply with the above-mentioned condition and/or covenant or QUIT AND DELIVER UP THE POSSESSION OF THE PREMISES.

YOU ARE FURTHER NOTIFIED THAT, the undersigned does hereby elect to declare the forfeiture of your rental agreement under which you hold possession of the above-described premises and if you fail to perform or otherwise comply, owner, (landlord) will institute legal proceedings to recover rent and possession of said premises which could result in a judgment against you including cost and necessary disbursements together with treble damages as allowed by law for such unlawful detention.

This is further notice that performance, payment (if any), or delivery of possession shall be made to:

DATE:

Owner