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THREE (3) DAY NOTICE TO PERFORM OR QUIT

RENTER: _____

PREMISES: _____
(Apt. No.) (Address) (St., Ave., Blvd., etc.)
_____ California _____
(City) (Zip Code)

PLEASE TAKE NOTICE that, within three (3) days after service upon you of a copy of this Notice, you are required to either:

1. Cure the breach of your rental agreement or of the law, **or**:
2. Quit and deliver up possession of the premises to the owner.

YOU HAVE BREACHED the rental agreement or the law, as set forth below, by:
(Check one or more of the applicable provisions)

_____ Committing or permitting acts which are specifically prohibited in your rental agreement.

_____ Committing or permitting a nuisance in, or causing damage to, the premises, or to the appurtenances thereto, or to the common areas of the complex containing the premises, or creating an unreasonable interference with the comfort, safety or enjoyment of any of the other renters of the same or any adjacent building.

_____ Refusing owner reasonable access to the premises for the purpose of making repairs or improvements, or for the purpose of inspection as permitted or required by law, or for the purpose of showing the premises to a prospective purchaser or mortgagee.

THE SPECIFIC FACTS ARE: _____

Date(s) of each event(s): _____

Witness(es) of each event(s): _____

Place where event(s): occurred: _____

Time when event(s): occurred: _____

IF YOU FAIL TO DO SO, legal action will be instituted in good faith against you to recover possession of the premises, to declare the forfeiture of your rental agreement and/or to recover such damages as are allowed by law. This notice supersedes all prior three day notices to perform or quit served upon you.

Date: _____
_____ (OWNER /AGENT)

Sec. 594 of the Penal Code of California

"Every person who maliciously injures, or destroys any real property not his own . . . is guilty of vandalism." (A Felony or Misdemeanor)