



THREE-DAY NOTICE TO QUIT

Residential and Nonresidential

Prepared by: Agent _____
Broker _____

Phone _____
Email _____

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.

To 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.
- 6. **Notice:** 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.

Date: _____, 20____

Landlord/Agent: _____ DRE #: _____

Signature: _____

Address: _____

Phone: _____ Cell: _____

Fax: _____

Email: _____