

**NOTICE TO PERFORM CONDITIONS AND COVENANTS OR QUIT**

**TO:** \_\_\_\_\_

**AND ALL OTHERS IN POSSESSION:** \_\_\_\_\_

**YOU ARE HEREBY NOTIFIED** that you are in violation of the terms of your lease or rental agreement of the premises located at:

**Address** \_\_\_\_\_

**City** \_\_\_\_\_, **California**, **Zip** \_\_\_\_\_

**The terms of this violation:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Witness:** \_\_\_\_\_

**Time and Date:** \_\_\_\_\_

**Within three (3) days after the service on you of this notice, you are hereby required to perform or otherwise comply with the above-mentioned conditions and covenants 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 if you fail to perform or otherwise comply. Lessor will institute legal proceedings for unlawful detainer against you to recover possession of said premises, to declare said tenancy forfeited, and to recover treble rents and damages for the unlawful detention of said premises.**

**Date:** \_\_\_\_\_

**LANDLORD/AGENT:** \_\_\_\_\_