

Three-Day Notice to Perform Covenants or Quit

To: _____, Tenant(s) in possession of the premises at _____, City of _____, County of _____, California.

YOU ARE HEREBY NOTIFIED that you are in violation of the lease or rental agreement under which you occupy these premises because you have violated the covenant to:

_____ in the following manner: _____

_____.

YOU ARE HEREBY REQUIRED within THREE (3) DAYS from the date of service on you of this notice to remedy the violation and perform the covenant or to vacate and surrender possession of the premises.

If you fail to do so, legal proceedings will be instituted against you to recover possession of the premises, declare the forfeiture of the rental agreement or lease under which you occupy the premises, and recover damages and court costs.

PLEASE BE ADVISED THAT OWNER/OWNER'S AGENT HEREBY EXPRESSLY RESERVES ANY AND ALL RIGHTS TO ACCEPT PARTIAL PAYMENTS WITHOUT WAIVING THE RIGHT TO SEEK POSSESSION OF THE SUBJECT PREMISES BASED ON THIS NOTICE. FURTHER, ACCEPTANCE OF PARTIAL PAYMENTS SHALL NOT BE DEEMED A WAIVER OF ANY AND/OR ALL RIGHTS INCIDENT TO THE RENTAL AGREEMENT/LEASE BETWEEN THE PARTIES. (CALIFORNIA CODE OF CIVIL PROCEDURE SECTION 1161.1(b) et seq.).

FURTHER, THE AMOUNT DEMANDED HEREIN SHALL BE DEEMED "ESTIMATED" PER CALIFORNIA CODE OF CIVIL PROCEDURE 1161.1(A).

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

PAYABLE TO: _____

DELIVER TO: _____

ADDRESS: _____

TELEPHONE: _____

DURING NORMAL BUSINESS HOURS: MONDAY THROUGH FRIDAY _____

AND SATURDAY THROUGH SUNDAY _____

Landlord/Manager

Date

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Form Provided By

LAW OFFICES OF ANDRE SABET

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