

3-DAY NOTICE TO PERFORM CONDITIONS AND/OR COVENANTS OR QUIT

Resident(s): _____
(All Adult Occupants and All Others in Possession)

Premises: _____
(Address, Apt #, City, State, Zip Code)

TO RESIDENT(S):

PLEASE TAKE NOTICE that you are in violation of the terms of your rental agreement for the above-described premises, of which you now hold possession. The Rental Agreement conditions(s) and/or covenants set forth below are being breached as follows:

1. Condition(s) and/or covenant(s) breached: _____

2. State specific facts of breach(es) and/or violation(s): _____

WITHIN THREE DAYS after the service upon 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 Landlord 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, will institute legal proceedings to recover rent and possession of said premises which could result in a judgment against you including costs and necessary disbursements together with treble damages as allowed by law for such unlawful detention.

Date: _____

Landlord

UNAUTHORIZED USE PROHIBITED

For Members Only
Apartment Association,
California Southern Cities
Approved Form #F71 – 9/16



DECLARATION OF SERVICE OF NOTICE TO RESIDENT(S)

I, the undersigned, declare that at the time of service of the papers herein referred to, I was at least (18) eighteen years of age, and that I served the following checked notice:

☐ 3-Day Notice to Pay Rent or Quit
☐ 3-Day Notice to Perform Conditions and/or Covenants or Quit
☐ 3-Day Notice to Quit
☐ Notice of Change in Terms of Tenancy (Other)
☐ Other Notice: _____

on the _____ day of _____, _____ in one of the manners checked and set forth below:

(1) PERSONAL SERVICE

_____ By DELIVERING a copy of the Notice **PERSONALLY** to:

(2) SUBSTITUTE SERVICE AND MAILING

(To be used only in the event that Personal service cannot be completed and the Tenant's place of employment is unknown or unascertainable)

_____ By **LEAVING** a copy of the Notice with _____ a person of suitable age and discretion at the residence or usual place of business of the resident(s), said resident(s) being absent thereof, and **MAILING** by first class mail on said date a copy to each resident(s) by depositing said copy in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the resident(s) at their place of residence:

(Street Address) _____
Apt. no. _____ City _____ State _____ Zip _____

(3) POSTING SERVICE AND MAILING

(To be used only in the event that Personal and Substitute service cannot be completed and the Tenant's place of employment is unknown or unascertainable)

_____ By **POSTING** a copy of the Notice in a conspicuous place on the property therein described, there being no person of suitable age and discretion to be found at any known place of residence or business of said resident(s), and **MAILING** by first class mail on the same day as posted, a copy to each said resident(s) by depositing said copy in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the resident(s) at their place of residence:

(Street Address) _____
Apt. no. _____ City _____ State _____ Zip _____

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and if called as a witness to testify thereto, I could do so competently.

Executed this _____ day of _____, _____ at _____, California.

Print Name

Signature