

# THREE DAY NOTICE TO PERFORM – DENIAL OF ACCESS

(Properties Subject to California Civil Code §1947.12 and §1946.2)

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 Civil Code 1946.2 and 1954, regarding your tenancy at the above-described premises, of which you now hold possession.

On \_\_\_\_\_ [date], Resident(s) were served with a valid NOTICE TO ENTER pursuant to California Civil Code §1954. Per the terms of the notice, Landlord attempted entry on \_\_\_\_\_ [date] at \_\_\_\_\_ [time]. Resident(s) refused entry.

YOU ARE DIRECTED TO: ON \_\_\_\_\_ [date more than 3 days after service of this notice] BETWEEN THE HOURS OF \_\_\_\_\_, YOU MUST EITHER:

Allow the landlord access to the interior of the above-referenced Premises, for the purpose of:  
\_\_\_\_\_

OR

DELIVER POSSESSION OF THE PREMISES TO THE LANDLORD OR LANDLORD'S AUTHORIZED AGENT.

Possession may be delivered to: \_\_\_\_\_.

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 #F71B – 1/20



# 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 notice: 3-DAY NOTICE TO PERFORM – DENIAL OF ACCESS

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)

\_\_\_\_\_ 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)

\_\_\_\_\_ 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 under the laws of the State of California that the foregoing is true and correct.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ at \_\_\_\_\_, California.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

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