

**THREE DAY NOTICE TO PERFORM CONDITIONS AND/OR COVENANTS OR QUIT
(Monetary Breach)
For Amounts Due on or after April 1, 2022**

TO: _____
All Residents (tenants and subtenants) in possession (full name) and all others in possession

of the rental unit located at:

_____, Unit # (if applicable) _____
(Street Address)

_____, CA _____
(City) (Zip)

WITHIN THREE (3) DAYS, not including Saturdays, Sundays or other judicial holidays, after the service on you of this Notice, you are hereby required to make payment **PAYABLE TO:**

_____ (Landlord) for charges due pursuant the Rental/Lease Agreement for the premises amounting to the total sum of (\$ _____) calculated as follows:

1.	Amount Due	Applicable Time Period or Date Charge was Incurred	Purpose of Charge (i.e., utilities, damage)
		Due Date:	
Rental/Lease Agreement Provision			
2.	Amount Due	Applicable Time Period or Date Charge was Incurred	Purpose of Charge (i.e., utilities, damage)
		Due Date:	
Rental/Lease Agreement Provision			
3.	Amount Due	Applicable Time Period or Date Charge was Incurred	Purpose of Charge (i.e., utilities, damage)
		Due Date:	
Rental/Lease Agreement Provision			

OR QUIT AND DELIVER THE POSSESSION OF THE PREMISES.

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If you fail to perform or otherwise comply, Landlord declares the forfeiture of your Rental/Lease Agreement and will institute legal proceedings to obtain possession. Such proceedings could result in a judgment against you, which may include attorneys' fees and court costs as allowed by law, and an additional punitive award of six hundred dollars (\$600) in accordance with California law. If you fail to fulfill the terms of your credit obligations, a negative credit report may be submitted to a credit reporting agency. This Three-day Notice to Perform Conditions and/or Covenants or Quit supersedes all previous Three-day Notices to Perform Conditions and/or Covenants or Quit for monetary breaches, if any.

This notice does not demand payments that came due prior to April 1, 2022, however, any amounts you may owed prior to April 1, 2022, are not waived and Landlord reserves the right to pursue those amounts in a separate action.

Payment must be delivered to: _____
(Name to whom payment should be delivered)

at _____
(Address where payments should be delivered)

Telephone number for above address: _____

Payments made in person may be delivered between the hours of _____ and _____ on the following days of the week: Monday Tuesday Wednesday Thursday Friday Saturday Sunday

Other _____

Acceptable methods of payment: Personal Check Cashier's Check Money Order Credit EFT (Pursuant to previously established Electronic Funds Transfer procedure) and Cash

Landlord by _____, _____ Agent for Landlord
Individual Signing for Landlord *Management Co. (If Applicable)*

Date

[For Landlord Use Only]

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Proof of Service

I, the undersigned, being at least 18 years of age, declare that I served this notice, of which this is a true copy, on the _____ day of _____ (month), _____ (year), on the above-mentioned resident(s) in possession, in the manner indicated below.

- BY DELIVERING a copy of the Notice to the following resident(s) PERSONALLY: _____
- BY LEAVING a copy for each of the above-named resident(s) 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 by depositing said copies in the United States Mail, in a sealed envelope, with postage fully prepaid, addressed to the above-named resident(s) at their place of residence.
- BY POSTING a copy for each of the above-named resident(s) in a conspicuous place on the property therein described, there being no person of suitable age or 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 resident by depositing said copies in the United States Mail, in a sealed envelope with postage fully prepaid, addressed to the resident(s) at the place where the property is situated.

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

Executed this _____ day of _____ (month), _____ (year), in _____ (City), _____ (State).

Name of Declarant (Print)

(Signature of Declarant)