

**THREE DAY NOTICE TO CURE (PERFORM
COVENANT) OR QUIT**

Civil Code § 1161(3)

To: _____

and all other persons in possession of the premises described as:

TO TENANT(S) AND ALL OTHER PERSONS IN POSSESSION:

YOU ARE HEREBY NOTIFIED that within three (3) days from service of this Notice, you are required to either:

- (1) Perform the following covenant or cure the following breach of your lease or rental agreement:

OR

- (2) Vacate the premises and surrender possession.

If you do not perform, cure the breach, or give up possession within the required time, a legal action for unlawful detainer will be filed against you to recover possession and any damages authorized by law. The landlord declares a forfeiture of the lease if you do not perform and/or cure your breach as described above and you continue to occupy the premises.

DATED: _____

LANDLORD/AGENT: _____

Address: _____

Phone Number: _____