NOTICE TO PERFORM COVENANT (CURE) OR QUIT

TO: _____ ("Tenant")

_____ (Street Address)

_____ (Street Address), (Unit/Apartment #)

_____ (City), (State) (Zip Code) ("Premises")

NOTICE TO THE ABOVE-NAMED PERSON(S) AND ANY OTHER OCCUPANTS OF THE ABOVE-REFERENCED PREMISES:

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/rental agreement:

   _____

   _____

   _____

   _____

   _____

2. **Vacate the Premises and surrender possession.**

   If you do not perform, cure the breach, or give up possession by the required time, a legal action will be filed seeking not only damages and possession, but also a statutory damage penalty of up to $600.00 (California Code of Civil Procedure §1174). **NOTICE:** Pursuant to California Civil Code §1785.26, you are hereby notified that a negative credit report reflecting on your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of our rental/credit obligations. Landlord declares a forfeiture of the lease if: **(i)** you do not perform as specified in paragraph 1; or **(ii)** the breach of your rental agreement is not cured and you continue to occupy the Premises.

Landlord: (Owner or Agent) _____ Date: _____

Address: _____ City, State, Zip: _____

Telephone: _____ Fax: _____

(Keep a copy for your records.)

Form Courtesy of Fast Eviction Service (909) 889-2000