From: landlord or agent name and return address
(shows in the top window of a double window envelope)

< Tenant name(s) and mailing address (up to 5 lines). Placed to show through a standard #10 window envelope when the page is folded in thirds.

THREE DAY NOTICE TO PERFORM COVENANTS OR QUIT

Code of Civil Procedure section 1161(3) | Curable lease violation

TO (all tenants and subtenants in possession, by name)

Premises street address | Unit | City | ZIP

and all others in possession of the premises described above (the "Premises"), County of

County (Orange or Los Angeles)

THE VIOLATION

You are in violation of your lease or rental agreement dated

Date of lease or rental agreement | Paragraph or term violated

Describe the violation (what happened, where and when)

WHAT YOU MUST DO

Describe exactly what the tenant must do to cure the violation

Within THREE (3) DAYS after service of this notice, not counting Saturdays, Sundays and judicial holidays, you must either cure the violation described above or deliver up possession of the Premises.

This notice is served on (date) | The 3 days end at 11:59 p.m. on (date)

JUST CAUSE STATEMENT

If the Premises are covered by the Tenant Protection Act (Civil Code section 1946.2) or a local just cause ordinance, the just cause for this notice is the breach of a material term of the lease, as described above. You are being given an opportunity to cure the violation before any termination.

ELECTION OF FORFEITURE

If you do not cure the violation within the time stated, the landlord declares a forfeiture of your rental agreement and will start legal proceedings to retake possession of the Premises and to recover damages and costs as allowed by law.

Date	Signature of Owner / Landlord / Agent	Printed name

Address	Telephone