

NOTICE TO PERFORM COVENANT OR QUIT

_____	Landlord(s)
_____	Tenant(s)

and Does 1 to 10 inclusive

TO TENANTS(S) AND ALL OTHERS IN POSSESSION OF THE PREMISES DESCRIBED AS:

Address: _____	Apartment or Suite No.: _____
City: _____	State: _____ Zip: _____
County of: _____	

PLEASE TAKE NOTICE that you have violated the following covenant(s) in your Lease or Rental Agreement:

YOU ARE HEREBY REQUIRED within **THREE (3)** days to perform the aforesaid covenant(s) or to quit and deliver up possession of the above-described premises which you currently hold and occupy.

If you fail to do so, legal proceedings will be instituted against you to recover said premises and such damages as the law allows.

This notice is intended to be a **THREE (3)** day notice to perform aforesaid covenant(s). It is not intended to terminate or forfeit the Lease or Rental Agreement under which you occupy said premises. If, after legal proceedings, said premises are recovered from you, the owners will try to rent the premises for the best possible rent, giving you credit for sums received and holding you liable for any deficiencies arising during the term of you Lease or Rental Agreement.

Dated: _____

Owner/Authorized Agent

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the above notice, of which this is a true copy, on the following tenant(s) in possession in the manner(s) indicated below:

On _____, I handed the notice to the tenant(s) personally.

On _____, after attempting personal service, I handed the notice to a person of suitable age and discretion at the residence/business of the tenant(s), AND I deposited a true copy in the U.S. Mail, in a sealed envelope with postage fully prepaid, addressed to the tenant(s) at his/her/their place of residence (date mailed, if different _____).

On _____, after attempting service in both manners indicated previously, I posted the notice in a conspicuous place at the residence of the tenant(s), AND I deposited a true copy in the U.S. Mail, in a sealed envelope with postage fully prepaid, addressed to the tenant(s) at his/her/their place of residence (date mailed, if different _____).

Executed on _____

Served by _____