CALIFORNIA 3-DAY NOTICE TO QUIT
(TERMINATION NOTICE)

Date: _____

NOTICE: A Tenant must vacate and deliver possession to the Landlord within three (3) days after service of written notice for breach of any terms of their lease which cannot be performed or cured per California Code of Civil Procedure § 1161(4).

<u>Tenant's Name</u>: _____ which includes any other residence, occupants, or individuals on the Premises ("Tenant").

<u>Property Address</u>: _____ ("Premises")

<u>Lease Start Date</u>: _____ ("Lease")

You are hereby in breach of the terms of your Lease due to the following event(s):

Within three (3) days after the service of this notice, you are required to vacate and deliver possession of the Premises to the Landlord. If you fail to vacate and deliver possession of the Premises within the notice period, legal proceedings may be initiated to regain possession of the Premises and to recover rent owed, treble damages, and attorney fees.

It is recorded herein that the Landlord elects to declare and forfeiture of your Lease. In accordance with California Civil Code § 1951.2, the Landlord is entitled to collect losses from rental income.

Landlord Signature: _____ Date: _____

Print Name: _____

Address: _____

Phone: _____

E-Mail: _____

AFFIDAVIT OF SERVICE

County of _____
State of _____

Date: _____

SERVER. I, _____ ("Server"), declare under penalty of perjury that a notice for eviction was delivered and served in the following manner:

RECIPIENT. The notice for eviction was delivered to:
    a.) Defendant/Respondent: _____ ("Recipient")
    b.) Address/Location: _____
    c.) Date & Time: ____:____ Time: ____:____ ☐ AM ☐ PM

DELIVERY. The Recipient received the eviction notice by: (check one)
    ☐ - **Mail**. The Server sent the eviction notice in the mail by: (check one)
        ☐ - Standard Mail
        ☐ - Certified Mail (with return receipt)
        ☐ - FedEx
        ☐ - UPS
        ☐ - Other
    ☐ - **Direct Service**. The Server handed the eviction notice to a person identified as the Recipient.
    ☐ - **Someone at the Residence**. The Server handed the eviction notice to someone who identified as living at the residence and stated their name is: _____.
    ☐ - **Someone at the Workplace**. The Server handed the eviction notice to someone who identified to be the Recipient's co-worker and stated their name is: _____.
    ☐ - **Leaving at the Residence**. The Server left the eviction notice in the following area: _____.
    ☐ - **Recipient Rejected Delivery**. The Server delivered the eviction notice to the Recipient in-person and did not accept delivery.
    ☐ - **Other**. _____.

VERIFICATION. I declare under penalty of perjury under the laws located in this State that the foregoing is true and correct.

Server Signature: _____ Date: _____
Print Name: _____