CALIFORNIA 3-DAY NOTICE TO QUIT
(COMPLY OR QUIT)

Date: _____

NOTICE: If a Tenant fails to comply with any terms of their Lease that can be corrected, they must do so within three (3) days after receiving this written notice. Alternatively, the Tenant must vacate the Premises and return possession to the Landlord.

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

Property Address: _____ ("Premises")

Lease Start Date: _____ ("Lease")

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

If you do not correct the breach or vacate the premises within three (3) days, legal action may be taken to regain possession, recover unpaid rent, seek treble damages, and collect costs and attorney fees. The Landlord will declare a forfeiture of your Lease if the breach is not resolved. Under California Civil Code § 1951.2, the Landlord may also recover lost rental income.

California law allows Tenants to retrieve personal property left behind at a former rental unit, under specific conditions. You may be able to reclaim your belongings without extra fees, depending on storage costs and the time taken to reclaim them. Generally, costs are lower if you contact the Landlord promptly after being notified about the abandoned property.

Landlord Signature: _____ Date: _____
Print Name: _____
Address: _____
Phone: _____
E-Mail: _____

eForms

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.

Landlord Signature: _____ Date: _____
Print Name: _____