

**THIRTY-DAY NOTICE TO PERFORM
COVENANT (CURE) OR QUIT**

TO: _____ (“Tenant”)
_____ (the “Premises”)

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

You are in violation of the following covenant set forth in the _____ agreement:

Paragraph ____, which provides:

Please comply with this covenant and cure the violation by:

PLEASE TAKE NOTICE THAT **WITHIN THIRTY (30) DAYS** after the service upon you of this Notice, you are hereby required to perform the covenant breached and cure the above violation, as specified above, **OR** quit and deliver up possession of the above-described Premises to the undersigned or authorized agent.

YOU ARE FURTHER NOTIFIED THAT, if you fail to perform the above covenant(s) and cure the above violation **OR** quit within thirty (30) days, the Owner/Landlord _____ shall hereby declare a forfeiture of your lease or rental agreement under which you hold possession of the above-described Premises and will institute legal proceedings against you to recover possession of the Premises and to have your lease or rental agreement forfeited, which could result in a judgment against you including rent, damages (including up to \$600.00 pursuant to California *Code of Civil Procedure* section 1174(b) and any other damages allowed by law), costs and attorneys' fees.

Dated: _____

Owner/Landlord/Agent
Address: _____

Phone: _____

PENAL CODE SECTION 594 PROVIDES THAT ANY PERSON WHO MALICIOUSLY DAMAGES OR DESTROYS THE PROPERTY OF ANOTHER IS SUBJECT TO FINE AND IMPRISONMENT

AS REQUIRED BY LAW YOU ARE HEREBY NOTIFIED THAT A NEGATIVE CREDIT REPORT REFLECTING ON YOUR CREDIT RECORD MAY BE SUBMITTED TO A CREDIT REPORTING AGENCY IF YOU FAIL TO FULFILL THE TERMS OF YOUR CREDIT OBLIGATIONS, CA CIVIL CODE §1785.26