

THREE-DAY NOTICE TO QUIT
For Unlawful Acts

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

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

PLEASE TAKE NOTICE THAT **WITHIN THREE (3) DAYS** after the service upon you of this Notice, you are hereby required to deliver up possession of the above-described Premises to the undersigned or authorized agent because you have committed the following waste, nuisance or unlawful act:

Pursuant to Paragraph _____ of the lease or rental agreement, which relates to illegal or unlawful activity:

On _____ (date), Tenant:

(the “Unlawful Conduct”), and Tenant was arrested at the Premises and charged with _____.

The aforementioned Unlawful Conduct is an incurable violation of your lease or rental agreement.

If you fail to vacate and deliver up possession of the Premises within three (3) days after service of this notice upon you, 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