

**CALIFORNIA THREE (3) DAY NOTICE TO VACATE  
FOR INCURABLE BREACH OR FAILURE TO PERFORM COVENANTS**

TO TENANT(S): \_\_\_\_\_  
AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED  
AT: \_\_\_\_\_  
\_\_\_\_\_ City: \_\_\_\_\_, State: California, Zip Code: \_\_\_\_\_

PLEASE TAKE NOTICE that you or others in possession of the premises have violated the property rules or your rental agreement in the following manner:

- Engaging in or Promoting Prostitution.
- Illegal Activity or Possession of or Sale of Illegal Substances.
- Committing Waste.
- Criminal Threat or Criminal Activity.
- Significant Damage to the Premises (Interior or Exterior).
- Maintaining, Committing, or Permitting a Nuisance.
- Threatening Health or Safety of Others.
- Interfering with Peace and Enjoyment of Other Tenants and the Landlord.
- Other Unlawful or Illegal Activity: \_\_\_\_\_

Total Balance Due: \$ \_\_\_\_\_. Any payments accepted on or after the date of this notice shall not waive this notice or any subsequent eviction, nor does it create or reinstate tenancy.

Please take notice that you and all other occupants must move out and deliver possession of the premises to the undersigned Landlord within three (3) days. Your tenancy will be terminated on \_\_\_\_\_.

If you and all other occupants fail to move out and deliver possession of the premises by the termination date specified above, legal action may be taken to evict you from the premises and to recover all unpaid rent, costs for damages to the premises, if any, and any other remedies available under California law.

**THIS NOTICE IS IN ACCORDANCE WITH CA CIV PRO CODE § 1161.3.**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(Signature of Landlord) \_\_\_\_\_ (Landlord's Printed Name)

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*(Landlord's Address, City, State, Zip Code)*

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*(Landlord's Telephone Number)*

**DECLARATION OF SERVICE OF  
NOTICE TO VACATE  
FOR INCURABLE BREACH OR FAILURE TO PERFORM COVENANTS**

I, \_\_\_\_\_, declare:

1. I am now, and at all times mentioned herein, a citizen of the United States, resident of the State of \_\_\_\_\_, over the age of eighteen years. I make this declaration based on my own personal knowledge. I am competent to testify to the matters herein.

2. On \_\_\_\_\_, 20\_\_\_\_, at approximately \_\_\_\_\_ am/pm, I served a Notice to Vacate to the Premises located at:

\_\_\_\_\_, in \_\_\_\_\_ County, California, by:

- a) personally handing a true and correct copy to \_\_\_\_\_, tenant under the Lease, (hereinafter the "Tenant"); **OR**
- b) personally handing a true and correct copy to \_\_\_\_\_, a person of suitable age and discretion who was then resident therein, accepting same on behalf of Tenant, and mailing a copy addressed to the Tenant; **OR**
- c) posting a copy of the Notice to Vacate in a conspicuous location at the premises, there being no one of suitable age and discretion located on the premises, and mailing a copy addressed to the Tenant.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the city of \_\_\_\_\_, California.

\_\_\_\_\_, Declarant

\_\_\_\_\_  
(PRINT NAME)