

# NOTICE TO PERFORM OR QUIT

To: \_\_\_\_\_ ("Tenants") in possession of the premises at:

Street address: \_\_\_\_\_ Unit/Apt#: \_\_\_\_\_  
City: \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_ ("Premises")

YOU ARE HEREBY NOTIFIED that you are in violation of the terms of the lease or rental agreement under which you occupy the Premises because you have violated the covenant to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YOU ARE HEREBY REQUIRED within THREE 3 (OR  \_\_\_\_ (BUT NOT LESS THAN 3)) DAYS from service of this notice to remedy the violation and perform the covenant or to vacate and surrender possession of the premises.

If you do not perform, cure the breach, or give up possession by the require time, legal action being initiated against you to recover possession of the Premises, declare forfeiture of the lease under which you occupy the premises, and recover damages for each day of occupancy after the expiration of this notice, statutory damages, and court costs.

You are also notified that, pursuant applicable law, a negative credit report and/or or eviction report reflecting on your credit record may be submitted in the future to a consumer reporting agency if you fail to fulfill the terms of your rental/credit obligations.

Owner/Agent \_\_\_\_\_ Date \_\_\_\_\_

## Proof of Service

I \_\_\_\_\_, the undersigned, being at least 18 years of age, served this notice, of which this is a true copy, on \_\_\_\_\_ (date), to one of the occupants listed above as follows:

- I delivered the notice to the occupant personally on \_\_\_\_\_ (date)
- I delivered the notice to a person of suitable age and discretion at the occupant's residence/business after being attempted personal service at the occupant's residence, and business, if known on \_\_\_\_\_ (date). I mailed a second copy to the occupant at his or her own residence on \_\_\_\_\_ (date)
- I posted the notice in a conspicuous place on the property, after having attempted personal service at the occupant's residence, and business, if known, on \_\_\_\_\_ (date) and after having been unable to find there a person of suitable age and discretion. I mailed a second copy to the notice to the occupant at the property on \_\_\_\_\_ (date)

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

\_\_\_\_\_  
Signature Date: \_\_\_\_\_