

THREE DAY NOTICE QUIT (NUISANCE)

TO _____
and all other tenants in Possession of the premises describes as:

Address _____

City _____ County _____ California

NOTICE IS HEREBY GIVEN that within three (3) days after service on you of this notice, you must quit and surrender possession of the premises described above to the landlord under which you hold possession of the premises, or your landlord's agent,. If you fail to vacate and surrender possession of the premises within the three-day period, legal proceedings will be commenced against you to recover possession of the premises, and to recover a judgment for \$600.00 punitive damages for your unlawful detention of the premises, together with costs of suit and attorney fees.

You are committing or allowing the commission of a nuisance on or about the premises as provided in California Code of Civil Procedure Section 1161(4), by committing or allowing the commission the following conduct on or about the premises.

YOU ARE FURTHER NOTIFIED your conduct is a none curable breach and that by this notice your landlord, elects to, and does hereby declare a forfeiture of said lease or rental agreement .

Dated this _____ day of _____, 20____

Owner/Manager/Agent of Owner or Attorney for Landlord

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the above notice, of which this is a true copy, on the above-mentioned tenant(s) in possession in the manner(s) indicated below:

- On _____, 20____, I handed the notice to the tenants.
- On _____, 20____ . after attempting personal service, I handed the notice to a person of suitable age and discretion at the tenant's residence/business and mailed a copy to tenants residence by first class mail, postage prepaid..
- On _____, 20____ . after attempting service in both manners indicated above, I posted the notice on a conspicuous place at the tenant's residence, and mailed a copy to tenants residence by first class mail, postage prepaid..
- On _____, 20____ , I deposited a true copy of the notice in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the tenant at his place of residence.

Executed on _____, 20____ , at the City of _____ , County of _____
State of California.

Served by _____