

Three-Day Notice to Quit
(Improper Subletting, Nuisance, Waste, or Illegal Use)

To: _____
(Name)

Tenant(s) in possession of the premises at _____
(Street address)

City of _____, County of _____, California.

YOU ARE HEREBY NOTIFIED that you are required within THREE (3) DAYS after service of this notice to vacate and surrender possession of the premises because you have committed the following nuisance, waste, unlawful use, or unlawful subletting: _____

As a result of your having committed the foregoing act(s), the lease or rental agreement under which you occupy these premises is terminated. Failure to vacate and surrender possession of the premises within three (3) days, will cause the initiation of legal proceedings against you to recover possession of the premises, seek a judgment to recover damages for each day of occupancy after the expiration of this notice, statutory damages, and court costs.

Date: _____
(Owner/Manager)

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that the property belonging to you was left behind after you moved out.

Proof of Service

I _____, the undersigned, being at least 18 years of age, served this notice, of which this is a true copy, on _____, one of the occupants listed above as follows:

- On _____, _____, I delivered the notice to the occupant personally.
- On _____, _____, 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 _____, _____, I mailed a second copy to the occupant at his or her own residence.
- On _____, _____, 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, and after having been unable to find there a person of suitable age and discretion. On _____, _____, I mailed a second copy to the occupant at the property.

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

Date: _____
Signature