



NOTICE TO PERFORM COVENANT (CURE) OR QUIT (C.A.R. Form PCQ, 4/03)

To: \_\_\_\_\_ ("Tenant")
\_\_\_\_\_, \_\_\_\_\_ (Street Address)
\_\_\_\_\_, \_\_\_\_\_ (Street Address), (Unit/Apartment #)
\_\_\_\_\_, \_\_\_\_\_ (City), (State) (Zip Code) ("Premises").

Other notice address if different from Premises above: \_\_\_\_\_

Notice to the above-named person(s) and any other occupants of the above-referenced Premises:

WITHIN 3 (OR [ ] \_\_\_\_\_ (BUT NOT LESS THAN 3)) DAYS from service of this Notice you are required to either:

- 1. Perform the following covenant or cure the following breach of your rental agreement: \_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

OR 2. Vacate the Premises and surrender possession.

If you do not perform, cure the breach, or give up possession by the required time, a legal action will be filed seeking not only damages and possession, but also a statutory damage penalty of up to \$600.00 (California Code of Civil Procedure § 1174). NOTICE: Pursuant to California Civil Code, § 1785.26, you are hereby notified that a negative credit report reflecting on your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental/credit obligations. Landlord declares a forfeiture of the lease if: (i) you do not perform as specified in paragraph 1; or (ii) the breach of your rental agreement is not cured and you continue to occupy the Premises.

Landlord \_\_\_\_\_ Date \_\_\_\_\_
(Owner or Agent)
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_
(Keep a copy for your records.)

This Notice was served by:

- 1. [ ] Personal service. A copy of the Notice was personally delivered to the above named Tenant.
2. [ ] Substituted service. A copy of the Notice was left with a person of suitable age and discretion at the Tenant's residence or usual place of business and a copy was mailed to the Tenant at Tenant's residence.
3. [ ] Post and mail. A copy of the Notice was affixed to a conspicuous place on the Premises and a copy was mailed to the Tenant at the Premises.

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



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