**CALIFORNIA NOTICE TO QUIT**

Date: [MM/DD/YYYY]

To: [TENANT NAME(S)]

From: [LANDLORD / AGENT NAME]

Rental Address (the “Premises”):

Street: [RENTAL STREET ADDRESS] Unit #: [UNIT # (IF APPLICABLE)]

City: [RENTAL CITY] State: California

In accordance with your lease agreement signed on [MM/DD/YYYY] and the laws mandated by the State of California, after service on you of this notice, you are hereby given the following instructions: (check the appropriate box):

[ ]  - **NON-PAYMENT OF RENT**. Within three (3) days, excluding Saturdays, Sundays, and

judicial holidays, pay to the undersigned the rent for the Premises, of which the total now due is $[AMOUNT] for the period of [MM/DD/YYYY] to [MM/DD/YYYY], OR quit and deliver possession of the Premises.

Rent is to be paid to the following person:

Name: [LANDLORD / AGENT NAME] Phone: [LANDLORD / AGENT PHONE #]

Address: [LANDLORD / AGENT ADDRESS]

Payment shall be made in the following manner: (check all applicable boxes)

[ ]  - In person. Usual days and hours to pay rent are: [DAYS AND TIMES TO PAY RENT.

[ ]  - By mail to the person and address indicated above.

[ ]  - By deposit to account [ACCOUNT #] at [FINANCIAL INSTITUTION NAME], a financial

institution located at [FINANCIAL INSTITUTION ADDRESS].

[ ]  - By electronic funds transfer procedure previously established.

[ ]  - **LEASE / LAW VIOLATION**. (check the appropriate box)

[ ]  - Within three (3) days, excluding Saturdays, Sundays, and judicial holidays, remedy the

violation, described as: [DESCRIBE LEASE VIOLATION].

You shall notify the landlord within the notice period that the violation has been cured OR quit and deliver possession of the Premises.

[ ]  - Within three (3) days, quit and deliver possession of the Premises due to an illegal act

committed on the Premises consisting of [DESRIBE ILLEGAL ACT]; therefore, your tenancy is hereby **terminated**.

[ ]  - **MONTH-TO-MONTH TENANCY TERMINATION**.You are hereby notified that the tenancy

will be terminated in [#] days, effective [MM/DD/YYYY].

The Tenant(s) agree(s) to arrange for all utilities to be turned OFF upon move-out. If the Landlord would like to transfer the accounts to their name, they should inform the Tenant(s) as soon as possible.

YOU ARE FURTHER NOTIFIED THAT if you fail to perform or otherwise comply with the demands in this notice, the Landlord may file legal proceedings and a judgment may be made against you. Any judgment may also include the Landlord’s costs and attorneys’ fees for filing an eviction action.

Landlord / Agent Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)

**CERTIFICATE OF SERVICE**

I certify that on [MM/DD/YYYY] I served this notice to [TENANT OR RECIPIENT NAME(S)] by:

[ ]  - Delivering it personally to the person in possession of the Premises.

[ ]  - Delivering it to the Premises to a member of the Tenant’s family or household or an

 employee of suitable age and discretion with a request that it be delivered to the

 person in possession of the Premises.

[ ]  - Certified first-class mail addressed to the person in possession of the Premises.

Landlord / Agent Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)