



NOTICE TO QUIT (C.A.R. Form NTQ, Revised 6/20)

To: _____ (Tenant/Occupant) and any other occupant(s) in possession of the premises located at: _____ (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 DAYS from service of this Notice you are required to:

1. Vacate the Premises and surrender possession:

If you do not give up possession by the required time, a legal action will be filed seeking damages and possession.

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.

2. Forfeiture of the Lease:

The undersigned declares a forfeiture of the lease.

3. The reason for sending this notice is the following NONCURABLE BREACH ONLY:

(Check all that apply)

- A. [] Violation of the lease covenant against subletting, assignment or committing waste.
B. [] Maintaining a nuisance.
C. [] Using the Premises for an unlawful purpose or making a criminal threat against the owner or agent.
D. [] Former Owner holding over after sale of the Premises.
E. [] Occupant holding over after having an employment or hiring terminated by the owner or agent
F. [] Tenant has failed to cure the following breach after being given notice to cure under California Civil Code §1946.2:
[] Failure to sign an extension or renewal of lease
[] Refusing to allow the owner or agent the right to enter the Premises
[] Failing to pay the non-rent monetary obligation
[] Other violation specified in a Notice to Cure. The violation specified was _____

NOTE: IF THE PREMISES IS IN A LOCAL RENT OR EVICTION CONTROL JURISDICTION, A DIFFERENT NOTICE MAY BE REQUIRED.

Landlord/Owner/Agent _____ Date _____
Landlord/Owner/Agent _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

4. DELIVERY OF NOTICE/PROOF OF SERVICE:

This Notice was served by _____, on _____ (Date)

In the following manner: (if mailed, a copy was mailed at _____ (Location))

Emailing a notice does not satisfy the requirements of Code of Civil Procedure §§1162(a) or 1162(b).



To comply with state law, service attempts must be done in the following order: A, then B, then C.

- A. **Personal service.** A copy of the Notice was personally delivered to the above named Tenant.
- B. **NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TENANT IS ABSENT FROM THE TENANT'S RESIDENCE OR USUAL PLACE OF BUSINESS.**
 - 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 the Premises.
- C. **NOTE: POSTING AND MAILING OF THE NOTICE MAY BE USED ONLY IF THE TENANT'S RESIDENCE OR USUAL PLACE OF BUSINESS CANNOT BE ASCERTAINED OR IF KNOWN THEN ONLY IF NO PERSON OF SUITABLE AGE AND DISCRETION CAN BE FOUND AT THOSE LOCATIONS.**
 - 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.

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

(Signature of person serving Notice)

(Date)

(Print Name)

(Keep a copy for your records.)

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Reviewed by _____ Date _____

