

# 3 DAY NOTICE TO PERFORM OR EVACUATE PREMISES

vs.

Frank and Lynne Curtin (Defendants) (Tenants)

To the above named TENANTS AND ALL OTHERS IN POSSESSION OF THE PREMISES. PLEASE TAKE NOTICE that due to FAILURE TO PERFORM under the terms and conditions of the Lease Agreement dated June 26, 2009, you are justly indebted to the owner of the herein described premises; and notice is hereby given that pursuant to the lease and/or rental agreement under which you hold possession there is now due, unpaid and delinquent obligations.

The total amount owing represents the obligations that are past due, as follows:

1. \$10,000 security deposit (50% of \$20,000 total), due on July 27, 2009
2. \$600 late fee for late rent payment due on July 27, 2009
3. \$1,763.00 for unreimbursed moving expenses

**TOTAL AMOUNT DUE: \$ 12,363**

**WITHIN THREE (3) DAYS** after service on you of this notice, you are hereby required to pay the amount of the stated delinquent obligation in full OR QUIT AND VACATE THE SUBJECT PREMISES, MOVE OUT, and deliver full possession to the owner and/or their authorized agent.

**No personal checks will be accepted. Payment must be in Cashier's Check.**

PLEASE TAKE FURTHER NOTICE that unless you pay the full obligation or vacate the premises WITHIN THREE (3) DAYS as required by this legal notice, that you will then be occupying the premises unlawfully, and the undersigned will elect to declare forfeiture of your lease or rental agreement and institute legal proceedings for an "**Unlawful detainer (eviction) litigation**" against you to recover possession of the premises plus court costs, attorney fees, and THREE TIMES THE AMOUNT OF RENT OR OTHER DAMAGES AND OBLIGATIONS due as provided for by California law. As required by law, you are also hereby notified that a negative credit report reflecting on your credit history will be submitted to the various credit reporting agencies if you fail to meet this obligation.

The premises herein referred to which you hold and/or are occupied by you are: \_\_\_\_\_  
Laguna Beach, CA \_\_\_\_\_

**Pay to and location to present payment of this obligation within three (3) days is:**  
.....

\_\_\_\_\_  
Date

## **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 tenant(s) in possession in the manner as indicated below:

**POST and MAIL:** A copy of the Notice was affixed to a conspicuous place on the premises, and a copy was placed in the tenant's mailbox.

\_\_\_\_\_  
Served by

\_\_\_\_\_  
Date