

3-DAY NOTICE TO QUIT FOR NON-CURABLE BREACH

Date: [Date of Notice]

To Tenant(s): [Tenant Name(s)]

Address: [Rental Property Address]

NOTICE IS HEREBY GIVEN that you are required to vacate the premises described above and deliver possession to the landlord within **three (3) days** after the service of this notice.

This notice is issued due to **intentional and malicious damage to the property**, which constitutes a non-curable breach of your rental agreement and/or a violation of state law regarding waste and destruction of premises. Specifically:

[Insert detailed description of the damage caused and the date(s) it occurred]

Because this damage was caused by your intentional or gross negligence, you are not being given the option to repair the damage or "cure" this breach. You must surrender all keys and remove all personal belongings from the property by [Time] on [Date 3 days from now].

Failure to vacate and deliver possession by the date and time specified will result in the immediate commencement of legal proceedings (unlawful detainer/eviction) to recover possession of the premises, damages for the injury to the property, and court costs and attorney fees as permitted by law.

Landlord/Agent Signature: _____

Print Name: [Landlord/Agent Name]

Phone Number: [Phone Number]

Address: [Landlord/Agent Address]

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare that I served this notice on [Date] by:

- Delivering a copy to the tenant personally.
- Leaving a copy with a person of suitable age and discretion at the residence and mailing a copy.
- Posting a copy in a conspicuous place on the property and mailing a copy.

Server Signature: _____