



**NOTICE TO  
PERFORM COVENANT (CURE) OR QUIT**  
(C.A.R. Form PCQ, Revised 11/11)

To: Yoon Hee Kim, ("Tenant")

and any other occupant(s) in possession of the premises located at: 18602 La Guardia Ave.

\_\_\_\_\_ (Street Address) \_\_\_\_\_ (Unit/Apartment #)

Rowland Heights (City) CA (State) 91748 (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: \_\_\_\_\_

A, Monthly rent to be paid in full with only one payment.

B, Rent is due on 1st day of the month, delinquent on the next day. (#3-B)

C, Tenant to deliver rent to Lanlord, address provided on contract #3-D.

D, A 10% late fee to be charged if rent did not received by lanlord on 5th day of the month.

**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) Meiling Chen

Address 18480 Aguiro St. City Rowland Heights State CA Zip 91748

Telephone (626) 723-4181 Fax \_\_\_\_\_ E-mail pp@dacomputing.com

**3. 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))

- A.  **Personal service.** A copy of the Notice was personally delivered to the above named Tenant.
- B.  **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.  **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.

\_\_\_\_\_  
(Signature of person serving Notice)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)

(Keep a copy for your records.)

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

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**NOTICE TO PERFORM COVENANT (CURE) OR QUIT (PCQ PAGE 1 OF 1)**

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