PROPERTY NOTICE PREPARATION WORKSHEET

Internal worksheet – do not serve on the resident.

Property jurisdiction: Sacramento, CA. Prepared for Casey Example on October 8, 2026.

Intended next step: Review whether the conduct is an actionable, curable breach and identify the correct notice to give an opportunity to correct it.

Incident record

Reported occurrence from October 6, 2026 through October 6, 2026. Time or frequency: 8 p.m. to 8:15 p.m. on one occasion.

One reported incident of music heard near the property. Its source has not been confirmed.

Reported location: 29 Pine Street.

Before preparing or serving a formal notice

Confirm who has authority, the premises and occupants, residential or commercial status, the precise lease ground, whether the breach can be corrected, lawful service, and any local, subsidized-housing or other protection. Keep the original evidence and distinguish personal observations from reports. Check for any accommodation obligations before deciding on enforcement. No service, cure deadline, termination or possession demand has been made by producing this worksheet.

California property. For a curable covenant breach, examine Code of Civil Procedure §1161(3), the exact performance required, its possession alternative, and the three-day period excluding Saturdays, Sundays and judicial holidays. A serious nuisance may involve a different ground and counting rule under §1161(4). An ordinary noise report does not establish either ground. Review Civil Code §1946.2 for covered tenancies and any required opportunity to cure before a subsequent notice to quit. Check local protections and the service rules under §1162.

California eviction notice guidance