

NOTE: THIS 3-DAY NOTICE SUPERSEDES ALL PREVIOUS 3-DAY NOTICES TO PAY RENT OR QUIT, IF ANY.

THREE-DAY NOTICE TO PAY RENT OR QUIT

TO: _____
and all other occupants of the following described property:

WITHIN THREE DAYS after service on you of this notice, you are required to pay the rent now due and owing for the premises located at _____, CA _____, of which you now hold possession, in the amount of: _____ Dollars (\$ _____), enumerated as follows: past-due rent for _____.

The total above-stated amount must be received by (name) _____ as or for the landlord at: _____ telephone number: (____) _____. The usual days and hours that such person will be available to receive the payments are: Monday - _____ a.m. - _____ p.m.. (Such dates do not extend this 3-day notice).

In the alternative, you are required to vacate and deliver possession of the premises to the landlord or the landlord's agent within such three-day period.

If you fail either to pay the amount demanded in this Notice or to vacate and deliver the premises to the person designated above within such three day period, the landlord will commence legal proceedings against you to (1) declare a forfeiture of your rental agreement, (2) recover possession of the premises, (3) recover the rent demanded herein, and (4) recover a judgment against you for damages for each day that you occupy the premises after the periods covered by this Notice, which could also result in a judgment for statutory punitive damages, costs, and attorneys' fees. NOTE THAT THIS ACTION MAY INVOLVE THE RECOVERY OF A DEBT OWED BY YOU, THEREFORE, ANY INFORMATION OBTAINED MAY BE USED FOR SUCH PURPOSE. YOU ARE FURTHER NOTIFIED THAT A NEGATIVE CREDIT REPORT REFLECTING ON YOUR CREDIT HISTORY MAY BE SUBMITTED TO A CREDIT REPORTING AGENCY IF YOU FAIL TO FULFULL THE TERMS OF YOUR CREDIT OBLIGATIONS.

YOU ARE FURTHER NOTIFIED that if you fail to timely comply with this Notice, the landlord declares the forfeiture of the rental agreement under which you hold possession of the premises.

Dated: _____

Name:
Address/Telephone:

() _____