

EVICTION NOTICE

3-Day Notice to Pay Rent or Quit

_____, 20____

To: _____

Rental Property: _____, City of _____, CA _____

YOU ARE HEREBY NOTIFIED THAT, under the terms of the lease agreement dated _____, 20____ (the "Lease") for the rent and use of the premises listed above now occupied by you:

Your rent for the period from _____, 20____ to _____, 20____ is PAST DUE. Accordingly, you owe the following amounts:

Rent past due: \$ _____

Late fee: \$ _____

Total Amount Past Due \$ _____

I demand payment in full of the total amount past due on or before _____, 20____. UNLESS PAYMENT IS MADE BY SUCH DATE, THE LEASE WILL BE TERMINATED AND YOU MUST VACATE THE PREMISES. You are further notified that unless you pay the total amount past due or vacate the premises by such date, legal action may be initiated against you.

Payment must be made: (Check one)

In personal at the landlord's address. Payment must be made in person at the address below between the hours of ____:____ AM/PM to ____:____ AM/PM, on: (Check all that apply)

- Monday
- Tuesday
- Wednesday
- Thursday
- Friday
- Saturday
- Sunday

By mail to the landlord's address. Payment must be made by mail to the address stated below.

Directly to the landlord's financial institution. Payment must be made to _____



located at _____, City of _____, State of _____
_____ to account number _____.

By electronic funds transfer. Payment must be made by the electronic fund transfer procedure previously established for paying rent.

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

THIS IS A: (Check one)

- 3 DAY NOTICE.** (the minimum required by law)
 _____ **DAY NOTICE.** (number of days stated in original lease agreement)

THIS NOTICE IS PROVIDED TO YOU IN ACCORDANCE WITH THE LEASE AND CALIFORNIA CODE OF CIVIL PROCEDURE §1161. NOTHING IN THIS NOTICE IS INTENDED OR SHALL BE CONSTRUED AS A WAIVER BY THE LANDLORD OF ANY RIGHTS OR REMEDIES THE LANDLORD MAY HAVE UNDER THE LEASE OR UNDER STATE OR FEDERAL LAW.

Landlord Signature

Date

Landlord Name: _____

Address: _____, City of _____, State of _____

Phone Number: _____



PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury under the laws of the State of California that the following is true and correct:

On _____, 20____, I personally delivered the attached Notice of Termination, which is a true and complete copy, to _____ at the following address _____.

On _____, 20____, I personally delivered the attached Notice of Termination, which is a true and complete copy, to _____, a person of suitable age and discretion at the following address _____, AND I thereafter mailed by first class mail, postage prepaid, a true copy addressed to the tenant, _____, at the following address _____.

On _____, 20____, after attempting to personally deliver the attached Notice of Termination, which is a true and complete copy, to the tenant or a person of suitable age and discretion, I thereafter mailed by first class mail, postage prepaid, a true copy addressed to the tenant, _____, at the following address _____.

Signed by: _____

Print Name: _____

Date: _____

