**NOTICE TO PAY RENT OR QUIT**

To: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

and all others in possession of premises located at: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Within three (3) days after service of this notice, you are required to pay the rent now due and unpaid, a total of $\_\_\_\_\_\_\_\_\_\_\_, representing rent due for the month(s) of:

Month/Year Amount

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ $\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ $\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ $\_\_\_\_\_\_\_\_\_\_

or to deliver possession of the premises to the undersigned landlord.

Payment shall be made to Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Telephone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Usually Available: Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday between the hours of \_\_\_\_\_\_\_\_\_\_ and \_\_\_\_\_\_\_\_\_\_\_\_. Payment shall be made by any one of the following methods: Cash Cashier’s Check Money Order.

Your failure to pay the amount demanded, or to deliver possession of the premises within three (3) days, will cause the undersigned to initiate legal proceedings against you, to declare a forfeiture of your lease/rental agreement, to recover possession of the premises, and to seek a money judgment for the rent owed through the expiration date of this notice, with damages for each day of occupancy after that date. Such a judgment against you may include attorney fees and court costs as allowed by law or contract, and a punitive damages award of $600 in accordance with California law. If you fail to fulfill the terms of your credit obligations, a negative credit report may be submitted to a credit reporting agency. This Notice to Pay Rent or Quit supersedes all previous Notices to Pay Rent or Quit, if any.

You are further notified that the undersigned elects to declare the forfeiture of the lease/rental agreement under which you hold possession of the premises, if you fail to pay the amount of rent demanded above.

|  |  |
| --- | --- |
| Date: \_ \_ \_ \_ \_ \_ | Signature :\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |