

# THREE DAY NOTICE TO PAY RENT OR QUIT

TO \_\_\_\_\_  
and all other tenants in possession of the premises describes as:

Address \_\_\_\_\_

City of \_\_\_\_\_ County of \_\_\_\_\_ California

**PLEASE TAKE NOTICE** that the rent is now due and payable on the above-described premises which you currently hold and occupy.

**Your rental account is delinquent in the amount itemized as follows:**

Rental Period _____	Rent due \$ _____
Rental Period _____	Rent due \$ _____
Rental Period _____	Rent due \$ _____
Rental Period _____	Rent due \$ _____

TOTAL RENT DUE \$ \_\_\_\_\_

You are hereby required to pay said rent in **FULL** within **three (3)** days or to remove yourself from and deliver up possession of the above-described premises, or legal proceedings will be instituted against you to recover possession of said premises, to declare the forfeiture of the Lease or Rental Agreement under which you occupy said premises and to recover rents, together with \$600.00 **punitive damages**, with court costs and attorneys fees, according to the terms of your Lease or Rental agreement.

**YOU ARE FURTHER NOTIFIED** that by this notice your landlord, elects to, and does hereby declare a forfeiture of said lease or rental agreement if said rent is not paid in full .

## Notice under 15 U.S.C. §§ 1692

**YOU ARE FURTHER NOTIFIED** that this is an attempt to collect a debt, and any information obtained will be used for that \_\_\_\_\_ purpose.  
within thirty (30) days after receiving this notice. If you notify your landlord (creditor) in writing that you dispute all or any \_\_\_\_\_ portion \_\_\_\_\_ of \_\_\_\_\_  
you make a written request within 30 days after receiving this notice, to the person or entity serving this notice, you will be provided with the name and address of the original landlord (creditor), if different from the current landlord (creditor).

**YOU** \_\_\_\_\_ **ARE** \_\_\_\_\_ **FURTHER** \_\_\_\_\_  
provided \_\_\_\_\_ for \_\_\_\_\_ you  
**DOES NOT EXTEND THE TIME or MODIFY THE 3 DAY NOTICE TO PAY RENT OR QUIT** wherein within you are given 3 days to pay rent or to quit and vacate the premises. **PLEASE FURTHER BE ADVISED** that if you fail to comply with the 3 DAY NOTICE TO PAY OR QUIT within 3 days after this notice is served then your landlord will pursue all legal remedies available to the landlord under California law, and that said remedies include a judgment for possession of the property, for rent, costs, and attorney fees if provided for in your lease or rental agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Owner/Manager/Attorney for Landlord

## PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the above notice, of which this is a true copy, on the above-mentioned tenant(s) in possession in the manner(s) indicated below:

- ☐ On \_\_\_\_\_, 20\_\_\_\_, I handed the notice to the tenants.
- ☐ On \_\_\_\_\_, 20\_\_\_\_, after attempting personal service, I handed the notice to a person of suitable age and discretion at the tenant's residence/business and mailed a copy to tenants residence by first class mail, postage prepaid..
- ☐ On \_\_\_\_\_, 20\_\_\_\_, after attempting service by both manners indicated above, I posted the notice on a conspicuous place at the tenant's residence, and mailed a copy to tenants residence by first class mail, postage prepaid...
- ☐ On \_\_\_\_\_, 20\_\_\_\_, I deposited a true copy of the notice in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the tenant at his place of residence.

Executed on \_\_\_\_\_, 20\_\_\_\_, at the City of \_\_\_\_\_, **County of** \_\_\_\_\_  
**State of California.**

Served by \_\_\_\_\_