

THREE (3) DAY NOTICE TO PAY RENT OR QUIT

TENANT(S): _____, and all occupants

(Exact and complete address of tenant)

TO TENANT(S) AND ALL PERSONS IN POSSESSION:

YOU ARE HEREBY NOTIFIED THAT, pursuant to Code of Civil Procedure section 1161, and the agreement under which you hold possession of the above described premises, there is now due, unpaid and delinquent rent in the following amounts for the following periods:

- 1. \$ _____, for the month commencing _____
- 2. \$ _____, for the month commencing _____
- 3. \$ _____, for the month commencing _____

(Do NOT include late fees, utilities, bad check fees or ANY sum that is NOT base rent)

Making now due and payable for the specific period(s) rent in the total amount of \$ _____

You are further notified that within three (3) days after the date of service upon you of a copy of this notice, tenant(s) is/are required to:

Pay the rent in the amount above in full or quit and deliver up possession of the premises to the undersigned, or any other person who is authorized to receive possession of the same or the owner will institute legal proceedings for unlawful detainer against you to recover possession of the premises, court costs, attorney fees and statutory damages in the amount of \$600.00 pursuant to CCP section 1174(b). Payment as required under this notice means **actual receipt** by the owner or the owner's agent within the three-day time period. After three (3) days have expired, the owner is not obligated to accept any payment and may proceed to file an Unlawful Detainer case against you without further notice.

Please take notice that payment must be in the form of cash, check, money order, or certified funds as required by your rental contract/agreement and **must be received** within the three-day time period at: Law Offices of Stirling Hopson, 411 W. Lambert Rd., # 402, Brea, CA 92821, 9AM – 5PM, Monday through Friday. **OR CONTACT THE MANAGER / OWNER 9AM – 9PM, seven days a week to arrange to pay the rent** _____, (PHONE NUMBER)

And/or pay the rent at this address: _____

(NO PO Boxes allowed)

Rent is payable to _____ (name of Owner/Manager)

If you have a direct deposit process already set up you may continue to pay using that method.

The owner declares a forfeiture of the agreement under which you hold possession of the property if you fail to pay the amount of rent demanded in this notice within the said three days. Payment as required under this notice shall mean actual receipt by the owner or agent of the owner in the above sum.

Pursuant to CCP section 1785.26, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your rental agreement in any way. This notice is the only such notice you will receive regarding your credit report.

THIS NOTICE SUPERSEDES ALL PRIOR 3-DAY PAY OR QUIT NOTICES.

Dated: _____

STIRLING J. HOPSON
LAW OFFICES OF STIRLING J. HOPSON
411 W. Lambert Rd., # 402
Brea, CA 92821, 714-257-3500
ATTORNEY for Landlord

Owner