

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 .

Payment can be made in person at _____
Check or Cashier's Check to be made payable to _____
 by Mail addressed to _____
person authorized to receive payment _____

By: Cash _____
address where payment is to be made _____
By: Cashiers Check _____
City, State, Zip _____
By: Money Order _____
Phone Number _____
By: Personal Check

Payment can be made between the hours of _____ and _____
 Monday - Through Friday
 Other _____

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 in 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..

Executed on _____, 20____, at the City of _____, County of _____
State of California. Served by _____

Landlord's Legal Line
<http://www.wimer.net/evict>
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