

**THREE DAY NOTICE TO PAY RENT OR QUIT
AND
60-DAY NOTICE TERMINATING MONTH-TO-MONTH TENANCY**

To: _____

And all other tenants in possession of the premises described as:

Address: _____

City: _____ County: _____, California

PLEASE TAKE NOTICE that the rent is now due and payable on the above-described premises you currently hold and occupy. Your rental account is delinquent in the amount itemized as follows:

Rental Period: From: _____ To: _____ Rent due: \$ _____

Rental Period: From: _____ To: _____ Rent due: \$ _____

Rental Period: From: _____ To: _____ Rent due: \$ _____

TOTAL RENT DUE : \$ _____

You are hereby required to pay said rent in full within three (3) days or to remove 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, IN PUNITIVE DAMAGES, for your malicious retention of the property, with court costs and attorney's fees, according to the terms of your Lease or Rental agreement.

Payments can be made

____ in person as follows: _____ (payable to)
____ by Mail addressed to: _____ (person authorized to receive payment)
_____ (address where payment is to be made)
_____ (city, State, Zip)
_____ (phone number)

Payment can be made between the hours of _____ and _____ Monday – through Friday ___ Other _____

PAYMENT CAN BE MADE BY: ___ Cash ___ Cashiers Check ___ Money Order ___ Personal Check

THESE TWO NOTICES ARE GIVEN CONCURRENTLY, AND SHALL RUN CURRENTLY

FURTHER, notwithstanding compliance with the above-stated notice, NOTICE IS GIVEN that your tenancy of the premises described above is terminated 60 days after you receive this notice, or on _____ whichever is later, and that you must vacate the premises on or before that date or you will be guilty of an unlawful detention of the premises. This notice is given pursuant to the provisions of Section 1946 of the California Civil Code. If you fail to deliver up possession within the 60-day period, legal proceedings will be commenced against you to recover judgment for rent accrued for each day you hold over beyond the 60 day period, together with punitive damages in the amount of \$600.00, for court costs incurred, and if provided in the rental agreement, attorney fees.

YOU ARE FURTHER NOTIFIED that by these notices, and each of them, your landlord, elects to, and does hereby declare a forfeiture of said lease or rental agreement if said rent is not paid in full within (3) day period OR if you fail to, vacate within 60 days.

Dated this _____ day of _____ 20_____

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 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 _____, CA

Served by: _____