

3 DAY NOTICE - PAY RENT OR QUIT

TO: JOHN DOE, AND ALL OTHERS IN POSSESSION of the premises now held and/or occupied by you.

The premises herein referred to which are now held and/or occupied by you are located at the premises commonly known as: 1234 MAIN ST, #A, ANY CITY, CA, 90000. In the county of ANY COUNTY.

PLEASE TAKE NOTICE that you are justly indebted to the owner of the herein described premises; and notice is hereby given that pursuant to the lease and/or rental agreement under which you hold possession, there is now due, unpaid and delinquent rent in the total sum of ONE THOUSAND DOLLARS. \$1,000

WITHIN THREE (3) DAYS excluding Saturdays, Sundays and other judicial holidays after service on you of this notice, you are hereby required to pay the amount of the above stated rent in full OR quit the subject premises, move out, and deliver up possession to the owner and/or his authorized agent.

Your payment should be payable to LANDLORD. JIM JONES OR AGENT and payment shall be delivered at the following address 1001 RODEO DRIVE, BEVERLY HILLS, CA, 90210. Rents are paid to LANDLORD OR AGENT who is usually available on the following days: MONDAY - FRIDAY weekly. Hours of 9 AM-5 PM. Telephone 310-555-1212.

PLEASE TAKE FURTHER NOTICE that unless you pay the rent in full OR vacate the premises WITHIN THREE (3) DAYS, excluding Saturdays, Sundays, and other judicial holidays, as required by this notice, that the undersigned does hereby elect to declare a forfeiture of the subject lease and/or rental agreement and will institute legal proceedings for the unlawful detainer against you to recover possession of the premises plus court costs, attorney fees and PENALTY DAMAGES OF \$600.00 due as provided by California law.

Pursuant to Section 1785.26 of the California Civil Code, as required by law, 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 credit obligation.

We have not been informed that your unit is in need of any repairs. We take our responsibility as a landlord very seriously. If you believe that items need to be corrected that YOU are not responsible for, please address those issues in writing and we will immediately inspect and make necessary repairs. Of course, if we do not receive any written repair requests, we will assume that there are no items that need to be corrected at this time.

Personally Served [] or Conspicuously Posted [] by _____

Dated: _____