

NOTICE TO PAY RENT OR QUIT

State of CA Date of Notice:

TO: [ALL TENANT NAME S ON THE], and all other persons in possession **PROPERTY ADDRESS:**
[RENTAL PROPERTY ADDRESS INCLUDING UNIT NUMBER]

FROM: [LANDLORD S NAME OR MANAGEMENT COMPANY] [LANDLORD S ADDRESS]

Notice

PLEASE TAKE NOTICE that you are currently in possession of the above-described premises (the "Premises") under a lease or rental agreement dated **** (the "Rental Agreement") between you and the undersigned Landlord.

You are hereby notified that rent and related charges for the Premises are past due and unpaid in the total amount of **** for the rental period(s) of **[RENTAL PERIOD S COVERED BY THE]**.

YOU ARE HEREBY REQUIRED to pay the above-stated amount in full within **3 calendar days** after service of this Notice, **OR** quit the Premises and deliver up possession of the same to the Landlord.

Failure to pay the rent in full or to vacate the Premises within 3 calendar days will result in the forfeiture of your Rental Agreement and the institution of legal proceedings to recover rent, damages, possession of the Premises, and — where permitted by law — attorney's fees and costs.

Landlord's Reservation of Rights

THE LANDLORD RESERVES ALL RIGHTS AND REMEDIES PROVIDED UNDER THE RENTAL AGREEMENT AND UNDER APPLICABLE LAWS OF THE STATE OF CA, INCLUDING BUT NOT LIMITED TO RECOVERY OF UNPAID RENT, DAMAGES TO THE PREMISES, AND — WHERE PERMITTED — ATTORNEY'S FEES AND COSTS. NOTHING IN THIS NOTICE MAY BE CONSTRUED AS A WAIVER OF SUCH RIGHTS AND REMEDIES OR AS AN ACCEPTANCE OF ANY PARTIAL OR LATE PAYMENT.

California Court-Day Count (Cal. Civ. Proc. Code §1161): The notice period in California pay-or-quit and cure-or-quit notices is computed in **court days** — Saturdays, Sundays, and judicial holidays are **excluded** in the count.

Federal Notice Advisory (Properties with Federal Backing)

If the Premises is subject to a federally backed mortgage (Fannie Mae, Freddie Mac, FHA, VA, USDA) or if Tenant receives federal rental assistance (Section 8 voucher, project-based Section 8, Public Housing), additional federal notice requirements may apply under the CARES Act §4024, HUD program

regulations, or other federal law. Landlord should confirm any applicable federal program requirements before proceeding.

Signature

Executed on .

Landlord

PRINTED NAME

SIGNATURE

DATE

Proof of Service / Declaration of Service

State of CA

I, **[NAME OF PERSON SERVING THE NOTICE]**, declare under penalty of perjury under the laws of the State of CA that I am over the age of eighteen (18), am not a party to this matter, and that on ****, I served the above Notice on the Tenant(s) named above, at the Property Address listed above, by the following method:

- **Personal delivery** — I handed the Notice directly to the Tenant in person.
- Substituted service.
- Posting and mailing.
- Certified mail.

I declare under penalty of perjury that the foregoing is true and correct.

Server

PRINTED NAME

SIGNATURE

DATE