From: landlord or agent name and return address
(shows in the top window of a double window envelope)

< Tenant name(s) and mailing address (up to 5 lines). Placed to show through a standard #10 window envelope when the page is folded in thirds.

THREE DAY NOTICE TO PAY RENT OR QUIT

Code of Civil Procedure section 1161(2) | Residential

TO (all tenants and subtenants in possession, by name)

Premises street address | Unit | City | ZIP

and all others in possession of the premises described above (the "Premises"), County of

County (Orange or Los Angeles)

RENT THAT IS DUE

You are in default in payment of rent for the Premises. The rent now due and unpaid is listed below. This notice demands only rent. It does not include late fees, utilities, interest, damages or any other charges, and covers no more than the past 12 months.

Rental period 1: from (date)	to (date)	Rent due for this period $
Rental period 2: from (date)	to (date)	Rent due for this period $
Rental period 3: from (date)	to (date)	Rent due for this period $
Rental period 4: from (date)	to (date)	Rent due for this period $

TOTAL RENT DUE $

NOTICE PERIOD

Within THREE (3) DAYS after service of this notice, not counting Saturdays, Sundays and judicial holidays, you must either pay the total rent due in full or deliver up possession of the Premises.

This notice is served on (date) | The 3 days end at 11:59 p.m. on (date)

If this notice is served by posting and mailing, or by substituted service and mailing, the 3 days begin the day after the mailing and the end date above must reflect that.

HOW, WHERE AND TO WHOM TO PAY

Pay to (name)

Telephone

Address where payment is accepted (not the tenant's unit)

☐ In person at the address above, on these usual days and hours:

Days (for example Monday to Friday)

Hours (for example 9:00 a.m. to 5:00 p.m.)

☐ By mail to the address above (payment is considered made on the date it is postmarked).

☐ By deposit to this account at a financial institution within 5 miles of the Premises:

Financial institution name and address

Account number

☐ By the electronic funds transfer method previously established between landlord and tenant.

ELECTION OF FORFEITURE

If you do not pay the full amount of rent demanded within the time stated, the landlord declares a forfeiture of your rental agreement and will start legal proceedings (an unlawful detainer) to retake possession of the Premises, to recover the rent owed, and to recover damages and costs as allowed by law. Payment of a partial amount does not cancel this notice unless the landlord agrees in writing.

As required by law, you are 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 obligations. (Civil Code section 1785.26.)

Date

Signature of Owner / Landlord / Agent

Printed name

Address

Telephone