THREE DAY NOTICE TO PAY RENT OR QUIT

To: _____

And All Other Tenants in Possession of
_____
_____

Pursuant to Section 1161(2) of the California Code of Civil Procedure, YOU AND EACH OF YOU ARE HEREBY NOTIFIED pursuant to that Lease under which you hold possession of those premises commonly known as:
_____, City of _____,

County of _____, California, there is now due and unpaid rent as follows:

Date: _____, 20__ $_____

Total Rent Due **$_____**

PAYMENT MAY BE MADE PERSONALLY to owner's agent _____, who

is located at _____ within three (3) days after service of this notice. The usual says and hours when available to accept payment are Monday through Friday from _____ to _____. In the alternative, you are required to vacate and deliver the premises to the owner _____, within 3 days of this notice.

YOU ARE FURTHER NOTIFIED that, within three (3) days after service of this Notice, you must pay the total amount of said rent in full to the Landlord, or quit the subject premises and deliver possession thereof to the Landlord. If you fail to comply with the above demand for payment or surrender within the period allowed by this Notice, the Landlord shall institute legal proceedings against you for unlawful detainer to recover possession of the subject premises, to declare the forfeiture of the Lease, and to recover TREBLE RENTS AND DAMAGES, costs of suit and attorney's fees.

YOU ARE FURTHER NOTIFIED that by this notice, the Landlord elects to declare a forfeiture of the Lease will pursue his/her rights to obtain possession of the premises should you fail to pay the above stated sum within three (3) days after service of this Notice upon you.

Dated:

_____

Owner/Landlord