

This form is provided to Landlords free of charge by

The Law Offices of Todd Rothbard

100 Saratoga Ave., Suite 200

Santa Clara, CA 95051

Phone: (408) 244-4200

Email: office@toddrothbardlaw.com

Please email us and we will send you instructions on filling out and serving this notice, and will answer any other questions you may have.

THREE DAY NOTICE TO PAY RENT OR QUIT

(C.C.P. Section 1161 Subsection 2)

TO: _____, and all tenants in possession:

PLEASE TAKE NOTICE the rent has not been paid for the below described premises and is due and unpaid in the sum of \$ _____:

THE PREMISES herein referred to are situated in the City of Sacramento, County of Sacramento, State of California, and are designated as follows:

Address: _____

WITHIN THREE DAYS of the date of service of this Notice upon you, excluding weekends and court holidays, you are required to pay said rent or, in the alternative, to quit and deliver up possession of said premises.

Payment should be made to:

	Name: _____
	Address: _____

	Telephone: _____

(Check should be made payable to: _____)

PAYMENT MAY BE MADE IN ANY OF THE CHECKED METHODS BELOW:

- | | | |
|---|---|---|
| <input type="checkbox"/> By personal delivery:
The usual days and hours when available to accept payments are the days of _____ between the hours of _____ and _____ | <input type="checkbox"/> By mail or courier delivery to the above address (must be postmarked within the three day notice period) | <input type="checkbox"/> By deposit into Account # _____ at
Bank Name: _____
Address: _____ |
| <input type="checkbox"/> By electronic funds transfer pursuant to previously established procedure | | |

YOUR FAILURE to comply with this Notice will result in the immediate institution of legal proceedings against you to recover possession of the above-described premises, the declaration of a forfeiture of the lease or rental agreement, damages, attorney's fees (if applicable), and court costs.

COVID-19 DEFENSE: On March 16, 2020, Governor Gavin Newsome Issued Executive N-28-20 (the "Order"), that authorized local governments to limit a Landlord's ability to evict a tenant between the date of the Order and May 31, 2020. On March 17, 2020, Sacramento enacted a Temporary Moratorium of Evicting Tenants, to amend section 5.156.090 (the "Ordinance"), to suspend evictions if a tenant proves that they have a "Covered Reason for Delayed Payment," as defined therein, and complies with the following:

///

- a. Notify the landlord in writing before the day rent is due that the tenant has a covered reason for delayed payment; and
- b. Provide the landlord with verifiable documentation to support the assertion of a covered reason for delayed payment;
- c. Pay the amount of rent that the tenant is able to pay.

You do not qualify for these protections with respect to the amount currently due and unpaid, as stated above, because you did not fully comply with the above requirements with respect to the amount stated.

Dated: March 24, 2020

By: _____

Name:

Landlord/ Agent

THIS NOTICE SUPERSEDES ALL PREVIOUSLY SERVED NOTICES TO PAY OR QUIT

DECLARATION OF SERVICE OF NOTICE TO RESIDENT

I, the undersigned declare that at the time of service of the papers herein referred to, I was at least eighteen (18) years of age, and that I served the following notice:

Three Day Notice to Pay Rent or Quit

On the following resident(s): _____, and
all tenants in possession

on the _____ day of _____, 20__.

BY DELIVERING a copy for each of the above-named resident(s) PERSONALLY

OR

BY LEAVING a copy for each of the above-named resident(s) with a person of suitable age and discretion at the residence or usual place of business of the resident(s), said resident(s) being absent thereof;

AND MAILING by first class mail on said date a copy to each resident(s) by depositing said copies in the United States Mail, in a sealed envelope, with postage fully prepaid, addressed to the above-named resident(s) at their place of residence.

OR

BY POSTING a copy for each of the above-named resident(s) in a conspicuous place on the property therein described there being no person of suitable age or discretion to be found at the residence or any known usual place of business of said resident(s);

AND MAILING by first class mail on said date a copy to each resident(s) by depositing said copies in the United States Mail, in a sealed envelope, with postage fully prepaid, addressed to the above-named resident(s) at their place of residence.

I declare, under penalty of perjury, that the foregoing is true and correct and if called as a witness to testify thereto, I could do so competently.

Executed this _____ day of _____, 20__ at _____ California.

Declarant