

3 day notice form pdf

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3-Day Notice to Pay or Quit (Nonpayment of Rent between October 1, 2021 and March 31, 2022) English | Chinese | Korean | Spanish | Tagalog | Vietnamese Notice for Code of Civil Procedure section 1179.04(c) - A landlord must use this notice if their tenant has failed to pay rent between March 1, 2020 and September 30, 2021, even if the landlord is not intending (at least at this time) to file an unlawful detainer action. This notice is to notify the tenant that they may have protections through the COVID-19 Tenant Relief Act and the landlord must serve this notice on or before July 31, 2021. Notice for Code of Civil Procedure section 1179.04(c) must be served before or concurrently with the Notice for Code of Civil Procedure section 1179.03(b)(4) or the Notice for Code of Civil Procedure section 1179.03(c)(4) or the Notice for Code of Civil Procedure section 1179.03(c)(5) or the Notice for Code of Civil Procedure section CCP 1179.03(c)(6) if the landlord wants to file an unlawful detainer action to evict the tenant. English | Chinese | Korean | Spanish | Tagalog | Vietnamese 15-Day Notice to Pay or Quit (Non-payment of Rent between September 1, 2020 and September 30, 2021) (Code of Civil Procedure section 1179.03(c)(6)) - A landlord should use this notice on or after July 1, 2021 in addition to other notices/information that the landlord may be required to give to the tenant (i.e., notices covered by Code of Civil Procedure section 1161, Code of Civil Procedure section 798 et seq. (the Mobilehome Residency Law), etc.) if the landlord wants to file an unlawful detainer action to evict the tenant for non-payment of rent between September 1, 2020 and September 30, 2021 (i.e., the "transition time period"). English | Chinese | Korean | Spanish | Tagalog | Vietnamese Notice for Code of Civil Procedure Section 1179.02.5(d) - A landlord must send this notice out with the Notice for Code of Civil Procedure section 1179.03(b)(4), the Notice for Code of Civil Procedure section 1179.03(c)(4), and the Notice of Code of Civil Procedure section 1179.03(c)(5) if the landlord has proof of income in the landlord's possession that the tenant is a "high-income tenant" (i.e., exceeds 130% of area median income as published by the Department of Housing and Community Development for the county in which the property resides). English | Chinese | Korean | Spanish | Tagalog | Vietnamese 15-Day Notice to Pay or Quit (Nonpayment of Rent between March 1, 2020 and August 31, 2020) - A landlord should use this notice in addition to other notices/information that the landlord may be required to give to the tenant (i.e., notices covered by Code of Civil Procedure section 1161, Code of Civil Procedure section 798 et seq. (the Mobilehome Residency Law), etc.) if the landlord wants to file an unlawful detainer action to evict the tenant for non-payment of rent between March 1, 2020 and August 31, 2020 (i.e., the "protected time period"). English | Chinese | Korean | Spanish | Tagalog | Vietnamese 15-Day Notice to Pay or Quit (Nonpayment of Rent between September 1, 2020 and January 31, 2021) - A landlord should use this notice before February 1, 2021 in addition to other notices/information that the landlord may be required to give to the tenant (i.e., notices covered by Code of Civil Procedure section 1161, Code of Civil Procedure section 798 et seq. (the Mobilehome Residency Law), etc.) if the landlord wants to file an unlawful detainer action to evict the tenant for non-payment of rent between September 1, 2020 and June 30, 2021 (i.e., the "transition time period"). English | Chinese | Korean | Spanish | Tagalog | Vietnamese 15-Day Notice to Pay or Quit (Non-payment of Rent between September 1, 2020 and June 30, 2021) (Code of Civil Procedure section 1179.03(c)(5)) - A landlord should use this notice on or after February 1, 2021 in addition to other notices/information that the landlord may be required to give to the tenant (i.e., notices covered by Code of Civil Procedure section 1161, Code of Civil Procedure section 798 et seq. (the Mobilehome Residency Law), etc.) if the landlord wants to file an unlawful detainer action to evict the tenant for non-payment of rent between September 1, 2020 and June 30, 2021 (i.e., the "transition time period"). English | Chinese | Korean | Spanish | Tagalog | Vietnamese Notice for Code of Civil Procedure Section 1179.04(a) - A landlord must use this notice if their tenant has failed to pay rent between March 1, 2020 and August 31, 2020, even if the landlord is not intending (at least at this time) to file an unlawful detainer action. This notice is to notify the tenant that they may have protections through the COVID-19 Tenant Relief Act of 2020 and the landlord must serve this notice on or before September 30, 2020. Notice for Code of Civil Procedure section 1179.04(a) must be served before or concurrently with the Notice for Code of Civil Procedure section 1179.03(b)(4) or the Notice for Code of Civil Procedure section 1179.03(c)(4) if the landlord wants to file an unlawful detainer action to evict the tenant. English | Chinese | Korean | Spanish | Tagalog | Vietnamese Notice for Code of Civil Procedure section 1179.04(b) - A landlord must use this notice if their tenant has failed to pay rent between March 1, 2020 and June 30, 2021, even if the landlord is not intending (at least at this time) to file an unlawful detainer action. This notice is to notify the tenant that they may have protections through the COVID-19 Tenant Relief Act and the landlord must serve this notice on or before February 28, 2021. Notice for Code of Civil Procedure section 1179.04(a) must be served before or concurrently with the Notice for Code of Civil Procedure section 1179.03(b)(4) or the Notice for Code of Civil Procedure section 1179.03(c)(4) or the Notice for Code of Civil Procedure section 1179.03(c)(5) if the landlord wants to file an unlawful detainer action to evict the tenant. English | Chinese | Korean | Spanish | Tagalog | Vietnamese Notice of Intent to Foreclose - California law (Civil Code Section 2924.8(a)) requires that a property owner must give any tenants residing at a property upon which a notice of sale has been posted to be advised that the new property owner may either give the tenant a new lease or rental agreement or provide the tenant with a 90-day eviction notice. In addition, the new property owner is required to honor the lease unless the new owner will occupy the property as a primary residence or under limited circumstances. It is also an infraction to tear down the notice within 72 hours of posting. English | Chinese | Korean | Spanish | Tagalog | Vietnamese Updated July 05, 2022A California 3-Day Notice to Quit (Non-Payment of Rent) form is used to notify a tenant that they are in violation of the lease for the non-payment of rent, and the tenant has three (3) days to correct the issue or be evicted. By law, the notice must accurately state the amount of rent that is due and the name, address, and telephone number of the person/company to whom the rent must be paid. If the notice is served in person, the landlord should deliver it during proper hours; if the landlord cannot find the tenant at home, they may try to serve the tenant at work. The landlord can send it by certified mail if the address does not accept personal deliveries. The landlord may use the receipt as proof of delivery. If the tenant sends their (late rent) payment by mail, the law assumes the received date on the postmark. If the landlord's banking institution is within 5 miles of the unit, the tenant can pay directly to the financial institution if given the street address and the account number of the financial institution. Helpful Tips Regarding a 3-Day Late Notice The landlord cannot require the tenant to pay late rent in cash. Written notice must include a statement demanding that the tenant must either pay or quit (vacate) the premises. If the rent is corrected within 3 days, the tenancy continues as normal. If the tenant offers to pay after the 3 days expire, the landlord has the option to accept or proceed with an eviction. If the landlord accepts after expiration, they give up their right to evict the tenant. The amount entered on the notice must be exact and cannot contain late fees, interests, or other values that are not part of the defaulted rent. Laws - Cal. C.C.P. § 1161(2) Page 2 Updated June 18, 2022A California 3-day notice to quit is a letter used to inform a tenant that they have violated their lease agreement either through non-payment of the rent or of any other non-compliance, such as having unauthorized guests on the premises, pet(s), sound (disturbance of the peace), or other types. By Type (3) 3-Day Notice to Quit (Non-Payment of Rent) - If rent is late this notice may be delivered to the tenant which the payment shall be within three (3) days or the tenant shall be required to leave within the time period. Download: Adobe PDF 3-Day Notice to Quit (Non-Compliance - Curable) - For any act that violates the lease contract signed between the landlord and tenant. Download: Adobe PDF 3-Day Notice to Quit (Non-Compliance - Incurable) - May be given if the tenant is found to be subletting the premises without permission or for illegal activity to be found ongoing on the property. Download: Adobe PDF How to Give Notice (2) In order to serve the tenant, or simply legally give them notice, this can be completed in two (2) ways: Professional Server - You can hire a professional service, known as a "process server", to handle the delivery of the document. This is the best route as all courts recognize this as the highest grade of informing the tenant of their violation. Use This List to determine the best company to handle your documents. Personally - If you feel comfortable go to the residence yourself or elect to have your agent/manager to do it on your behalf. The notice must be delivered by an individual who is at least eighteen (18) years of age. Take note that when the papers are being delivered they may be given to: The tenant on the property; A person of at least eighteen (18) years of age that lives on the property, additionally, a second (2nd) copy shall be delivered to the tenant; If multiple attempts have been made the landlord, or representative, may nail or tape the notice on the tenant's door in addition to having a second (2nd) copy mailed to them. At this time the tenant has been served and the notice period begins.

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