

3-DAY NOTICE TO PAY RENT OR MOVE OUT (Oakland)

Plaintiff(s): _____, Owner(s)

VS.

Defendant(s): _____, Resident

_____, Resident

_____, Resident

Notice To
Pay Rent
Or Quit

To Resident(s) (list by full name) AND ALL OTHERS IN POSSESSION _____

_____ of the premises now held and/or occupied by you at

(Street Address) _____ (Unit #) _____ (City) _____,

CA, (Zip) _____

PLEASE TAKE NOTICE that you are justly indebted to the owner of the herein described premises; and notice is hereby given that pursuant to the lease and/or rental agreement under which you hold possession, there is now due, unpaid and delinquent rent in the total sum of _____ (\$ _____).

The total amount owing represents rent due for the following period(s):

\$ _____ Due from _____, 20____, to _____, 20____

\$ _____ Due from _____, 20____, to _____, 20____

\$ _____ Due from _____, 20____, to _____, 20____

WITHIN THREE (3) DAYS after service on you of this notice, you are hereby required to pay the amount of the above stated rent in full OR quit the subject premises, move out, and deliver up possession to the owner or his authorized agent.

Your payment shall be payable to: _____ and payments shall be delivered to

(Name): _____ at (Address): _____,

(Unit #): _____, _____ CA, Zip Code: _____ and Telephone Number (_____) _____

who is available on the following days: Mon Tue Wed Thur Fri Sat Sun

and the following hours: _____

PLEASE TAKE FURTHER NOTICE that unless you pay the rent in full OR vacate the premises WITHIN THREE (3) DAYS as required by this notice, that the undersigned does hereby elect to declare a forfeiture of the subject lease and/or rental agreement and will institute legal proceedings for the unlawful detainer against you to recover possession of the premises plus court costs, attorney fees and penalty fees of \$600.00 as provided by California law.

Pursuant to Section 1785.26 of the California Civil Code, as required by law, you are hereby 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 obligation.

If your tenancy terminates because of this notice you may exercise your right to request an initial move-out inspection of the premises and be present at the inspection. On the basis of this inspection you may then correct any deficiencies that would otherwise result in a deduction from your Security Deposit. Please contact the Owner/Agent to request an initial move-out inspection.

Pursuant to Oakland Municipal Code Chapter 8.22.360.B.2 codifying the "Just Cause" for Eviction Ordinance, the landlord asserts in good faith that "the ground of non-payment of rent is the landlord's dominant motive for recovering possession and the landlord acts in good faith in seeking to recover possession. "[A]dvice regarding the notice terminating tenancy is available from the Rent Board." The Rent Board is located at 250 Frank J. Ogawa Plaza, Suite 5313, Oakland CA 94612, telephone (510) 238-3015.

Dated this _____ day of _____, 20____.

Owner(s): _____ By: _____ Agent



Proof Of Service

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the NOTICE, of which a true copy appears on the reverse side of this Proof Of Service, by one of the methods indicated below on the following named

Resident(s): _____

1. **BY PERSONALLY DELIVERING** a copy of the Notice to the Resident(s) named above at the following address:

2. **BY LEAVING** a copy of the Notice for the Resident(s) named above 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 therefrom. Said residence or usual place of business being at the following address:

AND MAILING an individual copy to each Resident by depositing said copies in the United States Mail, in a sealed envelope with first class postage prepaid and addressed to the Resident(s) named above at their usual place of residence which is at the following address: _____

3. **BY POSTING** a copy of said Notice for each of the Resident(s) named above in a conspicuous place, there being no person of suitable age or discretion to be found at any known place of residence or know usual place of business of the Resident(s). Said notice was posted at their usual place of residence which is at the following address:

AND MAILING an individual copy to each Resident by depositing said copies in the United States Mail, in a sealed envelope with first class postage prepaid and addressed to the Resident(s) named above at their usual place of residence which is at the following address: _____

Subject notice was served on _____, 20____.

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

Executed this _____ day of _____, 20____ in the City of _____

County of _____, State of California.

Signature of Server: _____

Print Name of Server: _____

Fill out "Proof Of Service" On Owner's Copies Only

