

FIFTEEN DAY NOTICE TO PAY RENT OR QUIT

(Rent Demand for September 1, 2020 through September 30, 2021)

To:

And Does 1 through 5, Inclusive.

Address of Premises:

Within FIFTEEN (15) business days (excludes Saturday, Sunday and court holidays) after service of this notice upon you, you are required to deliver up possession of the above-described premises to the undersigned or authorized agent or pay the total sum of \$ _____ to the undersigned agent for rent of the premises.

The sum you are required to pay is for the rent due and unpaid as follows:

\$	for the period of	through
\$	for the period of	through
\$	for the period of	through
\$	for the period of	through
\$	for the period of	through
\$	for the period of	through
\$	for the period of	through
\$	for the period of	through
\$	for the period of	through
\$	for the period of	through
\$	for the period of	through
\$	for the period of	through

Unless you have paid the full amount enumerated above or vacated and delivered up possession of the premises within FIFTEEN (15) business days (excludes Saturday, Sunday and court holidays) after service of this notice upon you, legal proceedings shall be instituted against you to recover possession of the premises and to have the rental agreement under which you hold the premises forfeited.

Make rent payable to:

Deliver rent **BY US MAIL ONLY** to the following address:

“NOTICE FROM THE STATE OF CALIFORNIA – YOU MUST TAKE ACTION TO AVOID EVICTION. If you are unable to pay the amount demanded in this notice because of the COVID-19 pandemic, you should take action right away.

IMMEDIATELY: Sign and return the declaration form included with your notice to your landlord within 15 days, excluding Saturdays, Sundays, and other judicial holidays. Sign and return the declaration even if you have done this before. You should keep a copy or a picture of the signed form for your records.

BEFORE SEPTEMBER 30, 2021: Pay your landlord at least 25 percent of any rent you missed between September 1, 2020, and September 30, 2021. If you need help paying that amount, apply for rental assistance. You will still owe the rest of the rent to your landlord, but as long as you pay 25 percent by September 30, 2021, your landlord will not be able to evict you for failing to pay the rest of the rent. You should keep careful track of what you have paid and any amount you still owe to protect your rights and avoid future disputes.

AS SOON AS POSSIBLE: Apply for rental assistance! As part of California’s COVID-19 relief plan, money has been set aside to help renters who have fallen behind on rent or utility payments. If you are behind on rent or utility payments, YOU SHOULD COMPLETE A RENTAL ASSISTANCE APPLICATION IMMEDIATELY! It is free and simple to apply. Citizenship or immigration status does not matter. You can find out how to start your application by calling 1-833-430-2122 or visiting <http://housingiskey.com> right away.”

You may deliver the declaration of COVID-19 related financial distress by US MAIL ONLY to the following address:

Date:

Agent:

Phone number:

Agent/Owner

landlordslegalcenter.com

DECLARATION OF COVID-19-RELATED FINANCIAL DISTRESS

I am currently unable to pay my rent or other financial obligations under the lease in full because of one or more of the following:

1. Loss of income caused by the COVID-19 pandemic.
2. Increased out-of-pocket expenses directly related to performing essential work during the COVID-19 pandemic.
3. Increased expenses directly related to health impacts of the COVID-19 pandemic.
4. Childcare responsibilities or responsibilities to care for an elderly, disabled, or sick family member directly related to the COVID-19 pandemic that limit my ability to earn income.
5. Increased costs for childcare or attending to an elderly, disabled, or sick family member directly related to the COVID-19 pandemic.
6. Other circumstances related to the COVID-19 pandemic that have reduced my income or increased my expenses.

Any public assistance, including unemployment insurance, pandemic unemployment assistance, state disability insurance (SDI), or paid family leave, that I have received since the start of the COVID-19 pandemic does not fully make up for my loss of income and/or increased expenses.

Signed under penalty of perjury:

Dated:

Signature