

1 **3-DAY NOTICE TO PAY RENT OR MOVE OUT (Oakland)**
2 **For Rent Due on or after April 1, 2022 and before July 1, 2022**

3
4 TO: _____, Resident _____, Resident
5 _____, Resident _____, Resident

6 AND ALL OTHERS IN POSSESSION of the premises now held and/or occupied by you at (Street Address) _____
7 _____(Unit #) _____(City) _____, CA, (Zip) _____

8 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
9 lease and/or rental agreement under which you hold possession, there is now due, unpaid and delinquent rent in the total sum of
10 _____ (\$_____).

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

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

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

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

15 **WITHIN THREE (3) DAYS, excluding Saturdays, Sundays and other legal holidays**, you are hereby required to pay the amount of the above
16 stated rent in full OR quit the subject premises, move out, and deliver up possession to the owner or his authorized agent.

17 Your payment shall be payable to: _____ and payments shall be delivered to
18 (Name): _____ at (Address): _____,

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

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

21 and the following hours: _____

22 **PLEASE TAKE FURTHER NOTICE** that unless you pay the rent in full OR vacate the premises WITHIN THREE (3) DAYS as required by this
23 notice, that the undersigned does hereby elect to declare a forfeiture of the subject lease and/or rental agreement and will institute legal proceedings
24 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
25 California law. Pursuant to Oakland Municipal Code 8.22.360 B.6.b. "Information regarding evictions is available from the City of Oakland's Rent
26 Program. Parties seeking legal advice concerning evictions should consult with an attorney. The Rent Program is located at 250 Frank H. Ogawa
27 Plaza, Suite 5313, Oakland, CA 94612, (510) 238-3721, website: www.oaklandca.gov/topics/rent-adjustment-program. (as of January 2004)".

28 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
29 credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligation.

30 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]Advice 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.

At this time, we have not been informed that your unit is in need of any repairs. We take our responsibility as a landlord very seriously. If you believe
that items need to be corrected, please address those issues in writing and we will immediately inspect and make necessary repairs. Of course, if we
do not receive any written repair requests, we will assume that there are no items that need to be corrected at this time.

Dated this _____ day of _____, 20____.

Owner(s): _____ By: _____ Agent

NOTICE FROM THE STATE OF CALIFORNIA: If before October 1, 2021, you paid your landlord at least 25 percent of any rent you missed between September 1, 2020, and September 30, 2021, and you signed and returned on time any and all declarations of COVID-19 related financial distress that your landlord gave to you, or if You completed an application for government rental assistance on or before March 31, 2022, You may have protections against eviction. For information about legal resources that may be available to you, visit lawhelpca.org.



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

