

RENT CAP AND JUST CAUSE ADDENDUM

(C.A.R. Form RCJC, 12/20)

roman igreement dated	re hereby incorporated and made part of the Residential Lease or Month-to-Month on property known as
in which	is referred to as "Tenant"
and	is referred to as "Landlord".

I. RENT CAP AND JUST CAUSE ADDENDUM TERMS

With certain exemptions, landlord may be subject to the rent cap and just cause eviction provisions of the Civil Code. Landlord informs tenant of the following:

California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.

II. EXEMPTIONS TO BOTH RENT CAP REQUIREMENTS AND JUST CAUSE EVICTIONS*:

- 1. Housing that has been issued a certificate of occupancy within the previous 15 years.
- 2. A duplex in which the owner occupied one of the units as the owner's principal place of residence at the beginning of the tenancy, so long as the owner continues in occupancy.
- 3. <u>Single Family Residential</u> property (including a condominium and units in planned developments) that is alienable separate from the title to any other dwelling unit if the notice below is checked and delivered to the tenant:

Notice of Exemption: This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code AND the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

III. ADDITIONAL EXEMPTIONS ONLY APPLICABLE TO JUST CAUSE EVICTIONS*:

- Housing accommodations in which the tenant shares bathroom or kitchen facilities with the owner who maintains their principal residence at the residential real property.
- 2. Single-family owner-occupied residences, including a residence in which the owner-occupant rents or leases no more than two units or bedrooms, including, but not limited to, an accessory dwelling unit.

IV. RENT CAP REQUIREMENTS

- 1. Subject to certain provisions of Civil Code Section 1947.12 subdivision (b), an owner of real property shall not increase the rental rate for that property more than 5 percent plus the percentage change in the cost of living, or 10 percent, effective date of the increase.
- 2. If the same tenant remains in occupancy over any 12-month period, the gross rental rate shall not be increased in more than two increments over that 12-month period.
- For a new tenancy in which no tenant from the prior tenancy remains, the owner may establish the initial rate not subject to paragraph 1 of this section. Paragraph 1 of this section is only applicable to subsequent increases after the initial rental rate has been established.

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RCJC 12/20 (PAGE 1 OF 2)



V. JUST CAUSE REASONS FOR TERMINATION OF TENANCY

1. "At-Fault" Reasons:

Default in payment of rent.

- Breach of a material term of the lease, as described in Code of Civil Procedure Section 1161, paragraph (3), including but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.
- Maintaining, committing, or permitting the maintenance of a nuisance as described in Code of Civil Procedure Section 1161, paragraph (4). D.

Committing waste as described in Code of Civil Procedure Section 1161, paragraph (4).

- E. The tenant had a written lease that terminated on or after January 1, 2020, and after a written request or demand from the owner, the tenant refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that those terms do not violate Section 1946.1 or any other provision of law.
- F. Criminal activity by the tenant on the residential real property, including any common areas, or any criminal threat, as defined in Penal Code Section 422, subdivision (a), directed to any owner or agent of the owner of the premises.

G. Assigning or subletting the premises in violation of the tenant's lease.

The tenant's refusal to allow the owner to enter the residential real property pursuant to a request consistent with Civil Code Sections 1101.5 and 1954, and Health and Safety Code Sections 13113.7 and 17926.1.

Using the premises for an unlawful purpose as described in Code of Civil Procedure Section 1161, paragraph (4).

When the tenant fails to deliver possession of the residential real property after providing the owner written notice of tenant's intention to terminate the hiring of real property or makes a written offer to surrender that is accepted in writing by the landlord, but fails to deliver possession at the time specified in that written notice.

"No-fault" Reasons:

A. Intent to occupy the residential real property by the owner or their spouse, domestic partner, children, grandchildren, parents or grandparents (Owner/Family move-in). Tenant and Owner hereby agree that the Owner shall have the right to terminate the lease if the Owner, or their spouse, domestic partner, children, grandchildren, parents or grandparents, unilaterally decide to occupy the residential property. Owner may terminate the lease at the end of a fixed term or any time during a month to month tenancy by giving the appropriate notice.

B. Withdrawal of the Premises for the rental market.

C. Unsafe habitation, as determined by a government agency that has issued an order to vacate, or to comply, or other order that necessitates vacating the residential property.

D. Intent to demolish or substantially remodel the residential real property. "Substantially remodel" means the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit that cannot be accomplished in a safe manner with the tenant in place, and that requires tenant to vacate the residential real property for at least 30 days. Cosmetic improvements alone do not qualify.

3. Just Cause Notices:

A. Curable "At-Fault" Reasons: Before the owner can terminate the tenancy for an At-Fault Just Cause violation that is curable, the owner must first provide notice to cure giving the tenant an opportunity to cure the violation pursuant to Code of Civil Procedure Section 1161, paragraph (3)

B. Tenant Payments Pursuant to "No-Fault" Eviction: (1) If Owner issues a termination of tenancy under a No-Fault Just Cause, Owner notifies Tenant of the right to direct payment relocation assistance equal to one month of the tenant's rent in effect at the time of the termination and shall be provided within 15 calendar days of service of the notice. (2) In lieu of direct payment, Owner may waive the payment of rent for the final month of tenancy prior to the rent becoming due. The notice shall state that the amount of rent waived and that no rent is due for the final month of tenancy.

*NOTE: Other exemptions under the Civil Code may apply. Additionally, this property may be subject to local rent cap and just cause eviction controls, which may impose additional restrictions. Landlord is strongly advised to seek counsel from a qualified real estate lawyer, who is familiar with the law where the property is located, prior

The undersigned acknowledge a copy of this document and agree that the terms specified in Sections I, III(2), and V(3) are made a part of the lease or rental agreement specified above.

5	abovo.
Tenant	Date
Tenant	Date
Landlord	Date
Landlord	Date

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To:

NOTICE OF TERMINATION OF TENANCY:
COVID Tenant Relief Act
(Termination of Residential Tenancies Prior to February 1, 2021, If Tenant is a
Natural Person)

(C.A.R. Form NTT-CTRA, Revised 10/xx/20)

and a	any o	y other occupant(s) in possession of the premises located at: (Street Address)	_ ("Tenant"
_		77. 1 100 200	- 100
(City)		(State) (Zip Code) ("	Premises"\
YOUR	RTE	TENANCY IN THE PREMISES IS TERMINATED AS STATED BELOW. (CHECK THE BOX THAT APP	DI IEG)
can ir may t For m that r cover lawye	ena ermi ore i esid ed b	nant Protection Act of 2019, aka AB 1482, ("TPA") The TPA (i) imposed limits on the amount a progrease rent to a residential tenant ("Rent Cap") and (ii) identified a limited number of reasons that a programminate a tenancy and evict a tenant ("Just Cause"). Exemptions exist to both the Rent Cap and Just of the information, see the IMPORTANT NOTES below. The COVID-19 Tenant Relief Act of 2020 ("CTRA sidential tenants who are natural persons can only be evicted "for cause" whether or not the part of the TPA. Landlord is strongly advised to seek counsel from a qualified California who is familiar with both the TPA and CTRA before terminating a tenancy for any reason specified below.	perty owner perty owner Cause laws ") requires property is a real estate
ordina from locate	If pro ance a qu ed po	ent control and eviction laws. Many cities and counties have adopted local ordinances which impose to cause eviction requirements. These laws may conflict with, preempt or be preempted by the TPA, in property owner is uncertain whether the property or tenancy is exempt from the TPA or subject of california real estate attorney who is familiar with the TPA and the laws where the prior to serving this notice.	whole or in
		ation of Residential Tenancies Prior to February 1, 2021, If Tenant is a Natural Person	
1.		Your tenancy, if any, in the Premises is terminated 60 days from service of this Notice, or on(whichever is later), for the following reason:	
		A. Family Move-In. Owner, or owner's spouse, domestic partner, parents, grandparents, c grandchildren, intend to occupy the Premises. Tenant has previously agreed that owner may uterminate the tenancy for such a reason (C.A.R. Form RCJC dated).	hildren or ınilaterally
	B.	Owner intends to withdraw the Premises from the rental market	
	C.	C. Owner intends to demolish or substantially remodel the Premises. Only applies if the work to be necessary to maintain the habitability of the Premises.	
	D. E.	 Owner intends to comply with (i) an order of a government agency or court regarding habitable Owner has entered into a contract to call the contract to	lity of the
		reside in the Premises; AND Title to the Premises is separately alienable from any other dwelling unit a single-family unit or condominium) AND Owner has previously provided Tenant with a single family exemption (C.A.R. Form RC.IC dated	(e.g., it is property
p F re p	rovid dowe easo ay it	cept as specified below, if 1A – 1D applies, tenant is entitled to relocation assistance in an amount equiporth's rent. Owner elects to compensate tenant by waiving rent for the final month of tenancy, or, if check oviding direct payment to tenant within 15 calendar days of providing this notice. Wever, no payment is required if a court or government agency has determined that the tenant is the uson for the notice in 1D. This relocation payment is not required if the landlord would not otherwise be reported.	ked, □ by cause of equired to
)R 2.	□ Y (wh	Your tenancy, if any, in the Premises is terminated 30 days from service of this Notice or on	
	A. B.	 Landlord has entered into a contract to sell the Premises to a natural person(s); AND Purchaser intends to reside in the Premises for at least one year following the termination of the premises; 	e tenancy
	C. D.	 AND Landlord has established an escrow with an escrow company licensed by the Department of Corp Department of Insurance or a licensed Real Estate Broker; AND Escrow was opened 120 or fewer days prior to the delivery of this Notice; 	orations,
		condominium);	ly unit or
	F.	AND Tenant has not previously been given a notice of termination of tenancy.	

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If you fail to give up possession by the specified date, a legal action will be filed seeking possession and damages that could result in a judgment being awarded against you.

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

IMPORTANT NOTES: Under the TPA, the most common exemptions from just cause eviction laws are: (1) separately alienable single-family dwellings, including a condominiums, as long as the property is not: ● owned by a corporation; the landlord must first give the tenant applicable notice of the exemption; (2) dwellings built in the previous 15 years prior to this notice; (3) a property containing two separate dwelling units (excluding ADUs and junior ADUs) within a single structure in which one of the units was owner occupied at the commencement and throughout the tenancy; (4) single family owner occupied residences in which the owner rents no more than two units or bedrooms, including accessory dwelling units or junior accessory dwelling units; and (5) housing accommodations in which the tenant shares bathroom or kitchen facilities with the owner. Other exemptions may be applicable.

Landlord is advised to use the form identified below for a termination of tenancy for the following reasons:

Pay Rent or Quit (C.A.R. form PRQ): Default in the payment of rent;

Notice to Cure or Perform Covenant or Quit (C.A.R. form PCQ, PCQ-CTRA, PMC-CPP, or PMC-TP): Breach of a material term of the lease or rental; Upon termination of an existing lease, tenant fails to execute a written extension or renewal of a lease for similar terms and duration of an existing lease; Tenant fails to deliver possession of the Premises after giving landlord written notice of intent to terminate; and Tenant refuses to allow owner the right to enter the premises after being given proper notice;

Notice to Quit (C.A.R. form NTQ): Tenant maintains or causes a nuisance, waste, criminal activity; makes a criminal threat against the owner or agent; uses the Premises for an unlawful purpose; or where the tenant's employment or hiring by the owner or agent has been terminated; OR when the tenant has failed to cure a breach of the lease or rental by the time specified in a notice to cure or notice to perform covenant or quit previously provided to tenant.

Landlord (Owner or Agent)			Dat	-Δ
Landlord (Owner or Agent)			Dat	
Address		City	State	Zip
Telephone	Fax	E-mail	0.0.0	Zip



	VERY OF NOTICE/PROOF OF SERVICE: This Notice was served by		
		, on	(date)
in En	the following manner: (if mailed, a copy was mailed at		(Location)
	mailing a notice does not satisfy the requirements of Code of Civil	Procedure §§1162(a) or 11	62(b).
To alt to	o comply with state law, service attempts must be done in Iternative to that procedure, service may be done by comple o the notice.	the following order: A, t ting D, but additional tin	hen B, then C. As ar
A.	- Storial Service. A copy of the Notice was personally deliver	ered to the above named T	onont
B.	RESIDENCE OR USUAL PLACE OF BUSINESS	TENANT IS ABSENT F	ROM THE TENANT'S
	□ Substituted service. A copy of the Notice was left with a peresidence or usual place of business and a copy was mailed to		
C.	USUAL PLACE OF BUSINESS CANNOT BE ASCERTAINED SUITABLE AGE AND DISCRETION CAN BE FOUND AT THO	JSED ONLY IF THE TENA OR IF KNOWN THEN ON ISE LOCATIONS	NT'S RESIDENCE OR ILY IF NO PERSON OF
	Post and mail. A copy of the Notice was affixed to a conspict to the Tenant at the Premises.	ious place on the Premises	
D.	NOTE: IN THE ALTERNATIVE TO THE ABOVE OPTIONS FO SERVED BY CERTIFIED OR REGISTERED MAIL.	R SERVING THIS NOTIC	E, A TENANT MAY BE
	☐ Certified/Registered mail. A copy of the Notice was mail Registered mail. Before filing a legal action based on this notice, served in California, ten (10) additional days if served in another of the United States.	ed to the Tenant at the P a tenant should be given f state, twenty (20) additiona	remises by Certified or ive (5) additional days if al days if served outside
l declar	re under penalty of perjury under the laws of the State of California	that the foregoing is true a	and correct.
(Signatu	ure of person serving Notice)		
Oignatu	ure of person serving Notice)	(Date)	
(Print Nan	ame)		

(Keep a copy for your records)

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525 South Virgil Avenue, Los Angeles, California 90020





NOTICE OF TERMINATION OF TENANCY

(C.A.R. Form NTT, Revised 6/20)

Carolyn Walker

00	d any other occupant(s) in possession of the control of the contro
an	any other occupant(s) in possession of the premises located at: (Street Address) 123 S Main St
	(Unit/Apartment #)
(0)	ty) (State) (Zip Code) ("Premises").
YO	UR TENANCY IN THE PREMISES IS TERMINATED AS STATED BELOW. (CHECK THE BOX THAT APPLIES.)
The car ma	e Tenant Protection Act of 2019, aka AB 1482, ("TPA") The TPA (i) imposed limits on the amount a property owner increase rent to a residential tenant ("Rent Cap") and (ii) identified a limited number of reasons that a property owner y terminate a tenancy and evict a tenant ("Just Cause"). Exemptions exist to both the Rent Cap and Just Cause laws. For re information, see the IMPORTANT NOTES below.
par ord fro	cal rent control and eviction laws. Many cities and counties have adopted local ordinances which impose rent control just cause eviction requirements. These laws may conflict with, preempt or be preempted by the TPA, in whole or in it. If property owner is uncertain whether the property or tenancy is exempt from the TPA or subject to a local inance governing rent increases and just cause requirements, property owner is advised to seek legal counsel in a qualified California real estate attorney who is familiar with the TPA and the laws where the property is attention to serving this notice.
PR	OPERTIES OR TENANCIES COVERED BY THE TPA:
1.	The tenancy, if any, in the Premises is terminated 60 days from service of this Notice, or on(whichever is later), for the following reason:
	 A.
	Whether 1A, 1B, 1C or 1D applies, tenant is entitled to relocation assistance in an amount equal to one-month's rent. Owner elects to compensate tenant by waiving rent for the final month of tenancy, or, if checked, by providing direct discovery or payment to tenant within 15 calendar days of providing this notice. However, no payment is required if a court or government agency has determined that the tenant is the cause of reason for the notice in 1D.
2. [Your tenancy, if any, in the Premises is terminated 30 days from service of this Notice, or onwhichever is later).
(Only applies if (i) all tenants have occupied the Premises for less than 12 months OR (ii) at least one tenant has occupied the Premises for less than 12 months and no other tenant has occupied the property for 24 months or more.

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elephone	Fax	Stat	e Zip
ddress	City		Date
andlord (Owner or Agent		Stat	Date
hiring by the owner or by the time specified in andlord (Owner or Agent	agent has been terminated; OR when a notice to cure or notice to perform	en the tenant has failed to cure a broad covenant or quit previously provide	e tenant's employment or each of the lease or rental d to tenant.
and duration of an exofintent to terminate; Notice to Quit (C.A.	risting lease; Tenant fails to deliver and Tenant refuses to allow owner the form NTO). Tenant maintains are	form PCQ): Breach of a material to cute a written extension or renewal opossession of the Premises after given right to enter the premises after be causes a nuisance, waste, criminal	of a lease for similar terms ving landlord written notice eing given proper notice;
ray Reint or Quit (C.	A.R. form PRQ): Default in the paym	ent of rent:	
Landlord is advised to i	ise the form identified below for a	termination of tenancy for the follo	owing reasons:
IMPORTANT NOTES: It alienable single-family of a limited liability comparandlord must first give this notice; (3) a duplex (4) single family owner accessory dwelling units bathroom or kitchen facili	rty and the length of time before it is ord after being notified that property Inder the TPA, the most common wellings, including a condominiums my with a corporate member; or • a refer to a subject of the end of the or junior accessory dwelling units; ties with the owner. Other exemption	sonal property left at the former adm property without incurring addition reclaimed. In general, these costs we belonging to you was left behind after exemptions from just cause evictions, as long as the property is not real estate investment trust. For this exemption; (2) dwellings built in the roccupied at the commencement and owner rents no more than two un and (5) housing accommodations is may be applicable.	in costs, depending on the will be lower the sooner you er you moved out. In laws are: (1) separately owned by a corporation; exemption to apply, the previous 15 years prior to and throughout the tenancy; its or bedrooms, including in which the tenant shares
If you fail to give up pos result in a judgment beir	session by the specified date, a lega g awarded against you.	I action will be filed seeking possess	
4. Your tenancy, if (whichever is later) OR 5. Your tenancy (whichever is later) OR 6. Your tenancy (whichever is later) A. Landlord hate B. AND Purch tenancy in the Corporation D. AND Escrote E. AND Title unit or cond	any, in the Premises is terminated Only applies if at least one tenant or y, if any, in the Premises is terminated. Applies if Tenant is a beneficial nt program. If if any, in the Premises is terminated ter). Only applies if all of the following as entered into a contract to sell the Premises intends to reside in the Premises; lord has established an escrow s, Department of Insurance or a licer was opened 120 or fewer days print	d 30 days from service of this Not resident has resided in the Premise ted 90 days from service of this Notice of, and the tenancy is subject to, and days from service of this Notice of are met: Premises to a natural person(s); Initially the property of this Notice of the delivery of this Notice; In to the delivery of this Notice; In able from any other dwelling united.	ice, or on es for less than one year. otice, or on a government agency renta e, or on wing the termination of the
3. Your tenancy, i (whichever is later)	f any, in the Premises is terminate	IE TPA: Landlord is strongly advise TPA before selecting any of the opted 60 days from service of this N	lotice, or on
PROPERTIES OF TH	NAMO		

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DELIVERY OF NOTICE/PROOF OF SERVICE: This Notice was served by In the following manner: (if mailed, a copy was mailed at (date) (Location)) Emailing a notice does not satisfy the requirements of Code of Civil Procedure §§ 1162(a) or 1162(b). To comply with state law, service attempts must be done in the following order: A, then B, then C. As an alternative to that procedure, service may be done by completing D, but additional time should be provided to the notice. A. Personal service. A copy of the Notice was personally delivered to the above named Tenant. B. NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TENANT IS ABSENT FROM THE TENANT'S RESIDENCE OR USUAL PLACE OF BUSINESS Substituted service. A copy of the Notice was left with a person of suitable age and discretion at the Tenant's residence or usual place of business and a copy was mailed to the Tenant at the Premises. C. NOTE: POSTING AND MAILING OF THE NOTICE MAY BE USED ONLY IF THE TENANT'S RESIDENCE OR USUAL PLACE OF BUSINESS CANNOT BE ASCERTAINED OR IF KNOWN THEN ONLY IF NO PERSON OF SUITABLE AGE AND DISCRETION CAN BE FOUND AT THOSE LOCATIONS. Post and mail. A copy of the Notice was affixed to a conspicuous place on the Premises and a copy was mailed to the Tenant at the Premises. D. NOTE: IN THE ALTERNATIVE TO THE ABOVE OPTIONS FOR SERVING THIS NOTICE, A TENANT MAY BE SERVED BY CERTIFIED OR REGISTERED MAIL. Certified/Registered mail. A copy of the Notice was mailed to the Tenant at the Premises by Certified or Registered mail. Before filing a legal action based on this notice, a tenant should be given five (5) additional days if served in California, ten (10) additional days if served in another state, twenty (20) additional days if served outside I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. (Signature of person serving Notice) (Date)

(Keep a copy for your records)

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525 South Virgil Avenue, Los Angeles, California 90020

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To:

NOTICE TO CURE COVID PROTECTION PERIOD MONETARY **COVENANT OR QUIT**

(USE FOR MONETARY NON-RENT RESIDENTIAL OBLIGATIONS INCURRED BETWEEN MARCH 1, 2020 AND AUGUST 31, 2020 IF TENANT IS A NATURAL PERSON) (C.A.R. Form PMC-CPP, Revised 9/21/20)

and any other occupant(s) in possession of	of the premises located a	t:	("Tenant")
		(Ctroot Addison)	(Unit/Apartment #)
ACCOUNT TO A COUNTY TO A COUNT	// `i+\/\	(Ot - 1 -)	
Other notice address if different from Prem	ises above:	* .	(=.p oodo) (1 folilises).
The Tenant Protection Act of 2019, aka can increase rent to a residential tenant (" may terminate a tenancy and evict a tenan For more information, see the IMPORT	nt ("Just Cause"). Exemp ANT NOTES below.	otions exist to both the Rer	asons that a property owner at Cap and Just Cause laws.
Local rent control and eviction laws. control and just cause eviction requiremen or in part. If property owner is uncertai a local ordinance governing rent incre legal counsel from a qualified Californi property is located prior to servicing the	Many cities and counties. These laws may conflict whether the property eases and just cause in a real estate attempts.	y or tenancy is exempt f	empted by the TPA, in whole rom the TPA or subject to
PROPERTIES OR TENANCIES COVERED	BY THE TPA:		
Notice to the above-named person(s) and	d any other occupants o	of the above referenced D	
to comply with the following:	undays, and other judicia	I holidays, from service of	this Notice you are required
Pay the required monetary obligation, as follows (Do Not Use for resident and January 31, 2021. Use form P	MC-TP instead):	obligations incurred bei	ween September 1, 2020
(i) Past Due Amount: \$	required by		
\$	required by		
\$	required by		
Total Due. 5			
(ii) If applicable, check, money order,	draft or instrument, shall	be made pavable to	1
(iii) Payment shall be delivered to:		1000	
(iii) Payment shall be <u>delivered to</u> : whose phone number is	at		(specific individual)
(iv) ☐ Payment may be delivered in pe	rson between the hours	of	(Address)
If you do not comply with the track of the complete of the com	rectribetween the flours (on the foll	owing days:
If you do not comply with the item(s) checked without any further opportunity to cure. After t also a statutory damage penalty of up to \$600	above, your tenancy in th hat time, a legal action will 0.00 (California Code of Ci	e Premises may be termina be filed seeking not only da vil Procedure §1174).	ted by a 3-day notice to quit images and possession, but
PROPERTIES OR TENANCIES NOT SU qualified California real estate lawyer who is	BIFCT TO THE TRAIL	ondicad :1 1 1 1	. \ \
	- 1011111111111111111111111111111111111	or before selecting any of	the options below.
WITHIN 15 DAYS, excluding Saturdays, Su time is specified in paragraph 7, you are a possession. If you do not do so, your tena seeking not only damages and possession, Procedure § 1174).	pour in the December Willi	the following or vacate the	Premises and surrender
 ☐ Allow the owner or owner's agent to the Premises to actual or prospective p or §§13113.7 and 17926.1 of the Gove 	enter the Premises to ma urchasers or tenants or c ernment Code	ake necessary or agreed re ther reason specified in Ci	epairs or services, or show vil Code §§1101.5 or 1954

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("Tenant")

_	
2.	Pay the required monetary obligation, which is past due, for obligation other than rent in the amount specified below, as follows (Do Not Use for residential non-rent monetary obligations incurred between September 1, 2020 and January 31, 2021 if Tenant is a natural person. Use form PMC-TP instead): (i) Past Due Amount: \$ required by
	\$ required by
	\$ required by
	Total Due: \$ (ii) If applicable, check, money order, draft or instrument, shall be made payable to:
	(III) Payment shall be delivered to:
	whose phone number is, at(specific individual)
	(Addraga)
3.	(iv) Payment may be delivered in person between the hours of on the following days:
υ.	□ Perform the following covenant or cure the following breach of your rental agreement within the time specified above (□ or Days, which must be at least 3, excluding Saturdays, Sundays, and other judicial holidays):
oblig of yo	ICE: Pursuant to California Civil Code, §1785.26, you are hereby notified that a negative credit report reflecting on your record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental/credit ations. Landlord declares a forfeiture of the lease if: (i) you do not perform as specified in paragraph 1; or (ii) the breach ur rental agreement is not cured and you continue to occupy the Premises.

IMPORTANT NOTES: Under the TPA, the most common exemptions from just cause eviction laws are: (1) separately alienable single-family dwellings, including a condominiums, as long as the property is not: • owned by a corporation; the landlord must first give the tenant applicable notice of the exemption; (2) dwellings built in the previous 15 years prior to this notice; (3) a property containing two separate dwelling units (excluding ADUs and junior ADUs) within a single structure in which are of the units type coupled at the common and the units type of the units type coupled at the common and the units type of type of the units type of single structure in which one of the units was owner occupied at the commencement and throughout the tenancy; (4) single family owner occupied residences in which the owner rents no more than two units or bedrooms, including accessory dwelling units or junior accessory dwelling units; and (5) housing accommodations in which the tenant shares bathroom or kitchen facilities with the owner. Other exemptions may be applicable.

- **Declaration of COVID-19 Related Financial Distress:**
 - A. "NOTICE FROM THE STATE OF CALIFORNIA: If you are unable to pay the amount demanded in this notice, and have decreased income or increased expenses due to COVID-19, your landlord will not be able to evict you for this missed payment if you sign and deliver the declaration form included with your notice to your landlord within 15 days, excluding Saturdays, Sundays, and other judicial holidays, but you will still owe this money to your landlord. If you do not sign and deliver the declaration within this time period, you may lose the eviction protections available to you. You must return this form to be protected. You should keep a copy or picture of the signed form for your records.

You will still owe this money to your landlord and can be sued for the money, but you cannot be evicted from your home if you comply with these requirements. You should keep careful track of what you have paid and any amount you still owe to protect your rights and avoid future disputes. Failure to respond to this notice may result in an unlawful detainer action (eviction) being filed against you.

For information about legal resources that may be available to you, visit lawhelpca.org."

- B. An unsigned Declaration of COVID-19 Related Financial Distress (C.A.R. form DCFD) is attached to this Notice. C.

 High Income Tenant:
 - (1) Landlord believes that Tenant is a high income tenant, and has documentation to support that belief. If Tenant chooses to sign and deliver the Declaration of COVID-19 Related Financial Distress, Tenant shall also submit, together with the Declaration, documentation supporting the claim of COVID-19 related financial distress.
 - (2) "Proof of income on file with your landlord indicates that your household makes at least 130 percent of the median income for the county where the rental property is located, as published by the Department of Housing and Community Development in the Official State Income



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Limits for 2020. As a result, if you claim that you are unable to pay the amount demanded by this notice because you have suffered COVID-19-related financial distress, you are required to submit to your landlord documentation supporting your claim together with the completed declaration of COVID-19-related financial distress provided with this notice. If you fail to submit this documentation together with your declaration of COVID-19-related financial distress, and you do not either pay the amount demanded in this notice or deliver possession of the premises back to your landlord as required by this notice, you will not be covered by the eviction protections enacted by the California Legislature as a result of the COVID-19 pandemic, and your landlord can begin eviction proceedings against you as soon as this 15-day notice expires."

5. Notice of COVID-19 Tenant Relief Act of 2020:

- A. On or before September 30, 2020, Landlord has previously served Tenant with a copy of a Notice of COVID-19 Tenant Relief Act of 2020 (C.A.R. Form CTRA),
- OR B. Attached to this Notice to Pay COVID Transition Period Rent or Quit is a copy of a Notice of COVID-19 Tenant Relief Act of 2020 (C.A.R. Form CTRA). This paragraph is only applicable if the Notice to Pay COVID Transition Period Rent or Quit is served prior to September 30, 2020.

Landlord	D. /
Landlord (Owner or Agent)	Date
Landlord(Owner or Agent)	Date
Address City	State Zip
Telephone FaxE-mail	Zip
6. DELIVERY OF NOTICE/PROOF OF SERVICE:	
	, on(date)
In the following manner: (if mailed, a copy was mailed at	(Location))
Emailing a notice does not satisfy the requirements of Code of Civil Procedure § To comply with state law, service attempts must be done in the following A. Personal service. A copy of the Notice was personally delivered to B. NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TENANT RESIDENCE OR USUAL PLACE OF BUSINESS. Substituted service. A copy of the Notice was left with a person Tenant's residence or usual place of business and a copy was mailed C. NOTE: POSTING AND MAILING OF THE NOTICE MAY BE USED ONLY USUAL PLACE OF BUSINESS CANNOT BE ASCERTAINED OR IF K OF SUITABLE AGE AND DISCRETION CAN BE FOUND AT THOSE L Post and mail. A copy of the Notice was affixed to a conspicuous promailed to the Tenant at the Premises.	order: A, then B, then C. the above named Tenant. IS ABSENT FROM THE TENANT'S of suitable age and discretion at the ed to the Tenant at the Premises. Y IF THE TENANT'S RESIDENCE OR KNOWN THEN ONLY IF NO PERSON LOCATIONS. Diace on the Premises and a copy was
I declare under penalty of perjury under the laws of the State of California that the	ne foregoing is true and correct.
(Signature of person serving Notice)	(Date)
(Print Name)	

(Keep a copy for your records.)

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NOTICE TO CURE; COVID TRANSITION PERIOD MONETARY COVENANT OR QUIT

(USE FOR MONETARY NON-RENT RESIDENTIAL OBLIGATIONS INCURRED BETWEEN SEPTEMBER 1, 2020 AND JANUARY 31, 2021 IF TENANT IS A NATURAL PERSON)

(C.A.R. Form PMC-TP, Revised 9/21/20)

nt(s) in possession of	the premises located	at:		("Tenant
			(Street Address)	(Unit/Anartment
		(City)	(Ctata)	(7in Code) ("Premises"
f different from Premis	ses above:			(Zip Oode) (Fremises
on Act of 2019, aka a enant ("Rent Cap") and Just Cause"). Exemp	AB 1482, ("TPA") The d (ii) identified a limite tions exist to both the	e TPA (i) impose ed number of re e Rent Cap and	ed limits on the amount a pasons that a property own Just Cause laws. For m	roperty owner can increase er may terminate a tenancy ore information, see the
ements. These laws many the property or tension	lany cities and countie ay conflict with, preem ancy is exempt from	es have adopted pt or be preemp the TPA or sub	d local ordinances which in ted by the TPA, in whole or ject to a local ordinance	mpose rent control and just in part. If property owner
NANCIES COVERED	BY THE TPA:			
		ints of the above	Ve-referenced Dremis-	!
cluding Saturdays, Su	undays, and other jud	icial holidays, fro	om service of this Notice	ou are required to comply
instead):	it inorictally obligation	ons incurred p	etween March 1, 2020 a	nd August 31, 2020. Use
nount: \$	required by			
\$	required by			
\$	required by		A	The second secon
\$				
check, money order,	draft or instrument, sh	all be made pa	vable to:	
all be delivered to:				
ımber is		at		52 NEW M
				(Addraga)
may be delivered in	person between the I	nours of	on the following	larva:
to cure. After that time to \$600.00 (California	e, a legal action will be Code of Civil Procedu	filed seeking noure §1174).	of only damages and posse	ession, but also a statutory
NANCIES NOT SUBJ	JECT TO THE TPA: La	indlord is strong	ly advised to seek coursel	from a qualified Colifornia
		ig any or the op	tions below.	
the Premises is termin	nated After that time	ving or vacate th	le Premises and surrender	e, unless a longer time is possession. If you do not damages and possession,
monetary obligation, w dential non-rent mon son. Use form PMC-0	hich is past due, for ob netary obligations in	oligation other that	an rent in the amount spec en March 1, 2020 and Au	igust 31, 2021 if Tenant
\$	required by			
(1) 1 P	oquilou by _		and the second s	
\$	required by			
	on Act of 2019, aka enant ("Rent Cap") and ust Cause"). Exemple below. Indexiction laws. Mements. These laws mer the property or tenirements, property of the TPA and the law indexication in the law in the law indexication	on Act of 2019, aka AB 1482, ("TPA") The enant ("Rent Cap") and (ii) identified a limite just Cause"). Exemptions exist to both the below. Ind eviction laws. Many cities and counties the property or tenancy is exempt from irrements. These laws may conflict with, preements. These laws may conflict with, preements, property owner is advised to sithe TPA and the laws where the propert is the TPA and the laws where the propert is advised to sithe TPA and the laws where the propert is actually and other judy is a monetary obligation, which is past due, for residential non-rent monetary obligation instead): Industry of the propert is a monetary obligation in the item (s) instead to cure. After that time, a legal action will be to \$600.00 (California Code of Civil Procedution in the item (s) checked above, your tenancy to cure. After that time, a legal action will be to \$600.00 (California Code of Civil Procedution in the item (s) checked above, your tenancy to cure. After that time, a legal action will be to \$600.00 (California Code of Civil Procedution in the item (s) checked above, your tenancy to cure. After that time, a legal action will be to \$600.00 (California Code of Civil Procedution in the Item (s) checked above, your tenancy to cure. After that time, a legal action will be to \$600.00 (California Code of Civil Procedution in the Premises is terminated. After that time, a mage penalty of up to \$600.00 (California Comply with the follow the Premises is terminated. After that time, a mage penalty of up to \$600.00 (California Comply with the follow the Premises is terminated. After that time, a mage penalty of up to \$600.00 (California Comply with the follow the Premises is terminated. After that time, a mage penalty of up to \$600.00 (California Comply with the follow the Premises is terminated. After that time, a mage penalty of up to \$600.00 (California Comply with the follow the Premises is terminated. After that time, a mage penalty of up to \$600.00 (California Comply with the follow the Premise is termin	f different from Premises above: on Act of 2019, aka AB 1482, ("TPA") The TPA (i) impose an art ("Rent Cap") and (ii) identified a limited number of re identical to acuse"). Exemptions exist to both the Rent Cap and is below. Ind eviction laws. Many cities and counties have adopted ments. These laws may conflict with, preempt or be preempt re the property or tenancy is exempt from the TPA or subirements, property owner is advised to seek legal counties. These laws where the property is located proving in the TPA and the laws where the property is located proving in the TPA and the laws where the property is located proving in the TPA and the laws where the property is located proving in the TPA and the laws where the property is located proving in the TPA and the laws where the property is located proving in the TPA and the laws where the property is located proving in the TPA and the laws where the property is located proving in the TPA and the laws where the property is located proving in the TPA and the laws where the property is located proving in the TPA and the laws where the property is located proving in the ITPA and the laws where the property is located proving in the ITPA and the laws where the property is located proving in the ITPA and the laws where the property is located proving in the ITPA and the laws where the property is located proving in the ITPA and the laws where the property is located proving in the ITPA and the laws where the property is located proving in the ITPA and the laws where the property is located proving in the ITPA and the laws where the property is located proving in the ITPA and the laws where the property is located proving in the ITPA and the laws where the property is located proving in the ITPA and the ITPA an	cluding Saturdays, Sundays, and other judicial holidays, from service of this Notice is cluding Saturdays, Sundays, and other judicial holidays, from service of this Notice is dimonetary obligation, which is past due, for obligation other than rent in the amount instead): nount: \$ required by \$

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EQUAL HOUSING

(ii) If applicable, check, money order, draft or instrument, shall be ma	ade payable to:
(iii) Payment shall be <u>delivered to</u> : number is, at	(specific individual) whose phone
(iv) Payment may be delivered in person between the hours of	on the following days: (Address)

NOTICE: Pursuant to California Civil Code, §1785.26, you are hereby notified that a negative credit report reflecting on your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental/credit obligations. Landlord declares a forfeiture of the lease if: (i) you do not perform as specified in paragraph 1; or (ii) the breach of your rental agreement is not cured and you continue to occupy the Premises.

IMPORTANT NOTES: Under the TPA, the most common exemptions from just cause eviction laws are: (1) separately alienable single-family dwellings, including a condominiums, as long as the property is not: ● owned by a corporation; the landlord must first give the tenant applicable notice of the exemption; (2) dwellings built in the previous 15 within a single structure in which one of the units was owner occupied at the commencement and throughout the tenancy; (4) single family owner occupied residences in which the owner rents no more than two units or bedrooms, including accessory dwelling units; and (5) housing accommodations in which the tenant shares bathroom or kitchen facilities with the owner. Other exemptions may be applicable.

- 3. Declaration of COVID-19 Related Financial Distress:
 - A. "NOTICE FROM THE STATE OF CALIFORNIA: If you are unable to pay the amount demanded in this notice, and have decreased income or increased expenses due to COVID-19, you may sign and deliver the declaration form included with your notice to your landlord within 15 days, excluding Saturdays, Sundays, and other judicial holidays, and your landlord will not be able to evict you for this missed payment so long as you make the minimum payment (see below). You will still owe this money to your landlord. You should keep a copy or picture of the signed form for your records.

If you provide the declaration form to your landlord as described above AND, on or before January 31, 2021, you pay an amount that equals at least 25 percent of each rental payment that came due or will come due during the period between September 1, 2020, and January 31, 2021, that you were unable to pay as a result of decreased income or increased expenses due to COVID-19, your landlord cannot evict you. Your landlord may require you to submit a new declaration form for each rental payment that you do not pay that comes due between September 1, 2020, and January 31, 2021.

For example, if you provided a declaration form to your landlord regarding your decreased income or increased expenses due to COVID-19 that prevented you from making your rental payment in September and October of 2020, your landlord could not evict you if, on or before January 31, 2021, you made a payment equal to 25 percent of September's and October's rental payment (i.e., half a month's rent). If you were unable to pay any of the rental payments that came due between September 1, 2020, and January 31, 2021, and you provided your landlord with the declarations in response to each 15-day notice your landlord sent to you during that time period, your landlord could not evict you if, on or before January 31, 2021, you paid your landlord an amount equal to 25 percent of all the rental payments due from September through January (i.e., one and a quarter month's rent).

You will still owe the full amount of the rent to your landlord, but you cannot be evicted from your home if you comply with these requirements. You should keep careful track of what you have paid and any amount you still owe to protect your rights and avoid future disputes. Failure to respond to this notice may result in an unlawful detainer action (eviction) being filed against you.

For information about legal resources that may be available to you, visit lawhelpca.org."

- B. ✓ An unsigned Declaration of COVID-19 Related Financial Distress (C.A.R. form DCFD) is attached to this Notice.
 C. ☐ High Income Tenant:
 - (1) Landlord believes that Tenant is a high income tenant, and has documentation to support that belief. If Tenant chooses to sign and deliver the Declaration of COVID-19 Related Financial Distress, Tenant shall also submit, together with the Declaration, documentation supporting the claim of COVID-19 related financial distress.

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PMC-TP REVISED 9/21/20 (PAGE 2 OF 3)

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A. OR B.	Lan (C./ to S or b	Lin by reconstant confidence of the particular constant confidence of the particular confidence of the	ercent of the mediant the Department of the Department of mits for 2020. As a this notice becauted the submit to appleted declaration of the premises back the premise protection protection of the premise of this Notice to Pay Comport of the paragraph of the premise of the paragraph of the premise of the p	or Housing and (a result, if you clause you have so your landlord do not COVID-19-resumentation toget not either pay the ato your landlord ans enacted by the landlord can began to the covid and the	county where the recommunity Develoaim that you are usefulfered COVID-19 locumentation suppleted financial distinction with your declaration are usefulfered by the California Legingin eviction processifies a copy of the Notice to Pay CO in the No	ental proper operation proper in a proper in a proving your conting your conting your continers of a notice, is lature as a proper in a notice of a No	the Official Spay the amour financial distressor claim toge wided with this recorded with the color of the gainst you as a result of the covid-19 Tenant For Period Boot or Official Spanst of the covid-19 Tenant For Period Boot or Official Spanst or Official Sp	as published State Income at demanded ess, you are ther with the notice. If you ated financial or possession es covered by soon as this form CTRA), Relief Act of 2020 at the covered prior of the covered of the covered of the covered of the covered or the covere
Landlord	k		(Owner or Agent)		<u> </u>		Date	
Landlord	d				7		Doto	
			(Owner or Agent)				Date	
Address								
Telepho	ne _		Fa	X	E-mail		19	
5. NO	TICE	PR	OOF OF SERVICE:					
This	Not	ice v	vas served by			<u> </u>	, on	(date)
In th	ne fol	llowi	ng manner: (if mailed, a c	opy was mailed at				(Location))
			otice does not satisfy the					, , , ,
			vith state law, service a					
			Personal service. A cop					
	B.	NO.	TE: SUBSTITUTED SERI JAL PLACE OF BUSINE	VICE MAY BE USED	IF THE TENANT IS AB	SENT FROM	THE TENANT'S F	RESIDENCE OR
			Substituted service. A residence or usual place	copy of the Notice of business and a co	was left with a person py was mailed to the Te	of suitable a	age and discretion remises.	at the Tenant's
	C.	PLA	TE: POSTING AND MAIL ACE OF BUSINESS CAN D DISCRETION CAN BE	LING OF THE NOTIC	E MAY BE USED ONL	Y IE THE TE	NANT'S RESIDEN	ICE OR USUAL SUITABLE AGE
			Post and mail. A copy of Tenant at the Premises.	of the Notice was affixed	ed to a conspicuous plac	ce on the Prer	mises and a copy w	as mailed to the
I de	eclar	re ur	nder penalty of perjury	under the laws of th	e State of California t	hat the foreg	going is true and o	correct.
(S	ignat	ure o	f person serving Notice)			(Date)	
(P	rint N	lame	The state of the s					
(1	. II IC IV	an no	1.	(Keep a cop	y for your records.)			
© 2020, C	aliforr	nia As	sociation of REALTORS®, Inc.		- Committee of the comm	ls the unauthoriz	ed distribution display	and roproduction of

(2) "Proof of income on file with your landlord indicates that your household makes at least 130

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NOTICE TO PAY COVID PROTECTED PERIOD RENT OR QUIT

(C.A.R. Form PRQ-CPP, 9/21/20)
FOR RENT DUE BETWEEN MARCH 1, 2020 AND AUGUST 31, 2020

10		("Tenant"
an	d any other occupant(s) in possession of the premises located at:	ut:
		(01
_	(City)	(State) (Zin Code) ("Premises")
Ot	her notice address if different from Premises above:	(=ip 6646) (116111666)
1.	Notice to the above-named person(s) and any other occupal WITHIN 15 DAYS, excluding Saturdays, Sundays, and other judic to (i) Pay Rent, which is past due (see Paragraph 2), (ii) Vacate the 3), or (iii) Sign, under penalty of perjury, and deliver to Landlord attached to this Notice.	dicial holidays, from service of this Notice you are required
2.	 Rent Due and Payment: A. The total amount of rent which is past due is \$ B. ✓ The total amount and the date each payment became due Calculation Addendum (C.A.R. Form CURC). C. If applicable, check, money order, draft or instrument, shall be 	be made payable to:
	D. Rent shall be delivered to:, at, at	(specific individual)
	whose phone number is, at,	
	E. Rent may be delivered in person between the hours of on the following days:	(Address)
	E. Rent may be delivered in person between the hours of	(133.333)
	on the following days:	
4.	Vacate the Premises and surrender possession. If you do not pay the past due amount or give up possession by specified in paragraph 4, and you continue to occupy the Premilegal action will be filed seeking not only damages and possession (California Code of Civil Procedure § 1174). As required by law reflecting on your credit record may be submitted to a credit report Declaration of COVID-19 Related Financial Distress: A. "NOTICE FROM THE STATE OF CALIFORNIA: If you this notice, and have decreased income or increased will not be able to evict you for this missed payment included with your notice to your landlord within 10 other judicial holidays, but you will still owe this medeliver the declaration within this time period, you if you. You must return this form to be protected. You form for your records.	finises, Landlord declares a forfeiture of the lease and a jon, but also a statutory damage penalty of up to \$600.00 aw, you are hereby notified that a negative credit report porting agency if you fail to pay your rent. If you are unable to pay the amount demanded in a sed expenses due to COVID-19, your landlord tent if you sign and deliver the declaration form 15 days, excluding Saturdays, Sundays, and money to your landlord. If you do not sign and the projection protections available to
	You will still owe this money to your landlord cannot be evicted from your home if you comply with track of what you have paid and any amount you still disputes. Failure to respond to this notice may rebeing filed against you. For information about legal resources that may be a	ith these requirements. You should keep careful still owe to protect your rights and avoid future result in an unlawful detainer action (eviction)
	, or morniamon about legal resources that may be a	; available to you, visit lawnelpca.org."

B. ✓ An unsigned Declaration of COVID-19 Related Financial Distress (C.A.R. form DCFD) is attached to this Notice.
C. ☐ High Income Tenant:

(1) Landlord believes that Tenant is a high income tenant, and has documentation to support that belief. If Tenant

Landlord believes that Tenant is a high income tenant, and has documentation to support that belief. If Tenant chooses to sign and deliver the Declaration of COVID-19 Related Financial Distress, Tenant shall also submit, together with the Declaration, documentation supporting the claim of COVID-19 related financial distress.

(2) "Proof of income on file with your landlord indicates that your household makes at least 130 percent of the median income for the county where the rental property is located, as published by the Department of Housing and Community Development in the Official State Income Limits for 2020. As a result, if you claim that you are unable to pay the amount demanded by this notice because you have suffered COVID-19-related financial distress, you are



required to submit to your landlord documentation supporting your claim together with the completed declaration of COVID-19-related financial distress provided with this notice. If you fail to submit this documentation together with your declaration of COVID-19-related financial distress, and you do not either pay the amount demanded in this notice or deliver possession of the premises back to your landlord as required by this notice, you will not be covered by the eviction protections enacted by the California Legislature as a result of the COVID-19 pandemic, and your landlord can begin eviction proceedings against you as soon as this 15-day notice expires."

OR B. Attached to this Notice to Pay COVID Transition Pe	
pust of depterminal cost, 20	20.
Landlord	Date
(Owner or Agent) Landlord(Owner or Agent)	Date
AddressCity _	Zip
Telephone FaxE	-mail
6. DELIVERY OF NOTICE/PROOF OF SERVICE:	
This Notice was served by	, on(date)
In the following manner: (if mailed, a copy was mailed at	(Location))
Emailing a notice does not satisfy the requirements of Code	
To comply with state law service attempts must be de-	of Civil Procedure §§1162(a) or 1162(b).
To comply with state law, service attempts must be do	ne in the following order: A, then B, then C.
A. Personal service. A copy of the Notice was personal service. A copy of the Notice was personal service.	ersonally delivered to the above named Tenant.
RESIDENCE OR USUAL PLACE OF BUSINESS.	D IF THE TENANT IS ABSENT FROM THE TENANT'S
 Substituted service. A copy of the Notice w Tenant's residence or usual place of business a 	ras left with a person of suitable age and discretion at the and a copy was mailed to the Tenant at the Premises.
C. NOTE: POSTING AND MAILING OF THE NOTICE	MAY BE USED ONLY IF THE TENANT'S RESIDENCE OR
Post and mail. A copy of the Notice was affixed mailed to the Tenant at the Premises.	ed to a conspicuous place on the Premises and a copy was
I declare under penalty of perjury under the laws of the Sta	te of California that the foregoing is true and correct.
(Signature of person serving Notice)	(Date)
	(- 35)
(Print Name)	
(Keep a copy for y	your records.)

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NOTICE TO PAY COVID TRANSITION PERIOD RENT OR QUIT

(C.A.R. Form PRQ-TP, 9/21/20)
FOR RENT DUE BETWEEN SEPTEMBER 1, 2020 AND JANUARY 31, 2021

Го: _				("Tenant")
and a	any other occupant(s) in possession of the premises located	l at:		(Tonant)
				(Unit/Apartment #)
		City)		_(Zip Code) ("Premises").
Othe	r notice address if different from Premises above:			
V	Notice to the above-named person(s) and any other occ	udicial h	olidays from service of the	is Notice you are required
ت	o (i) Pay Rent, which is past due (see Paragraph 2), (ii) Vaca B), or (iii) Sign, under penalty of perjury, and deliver to Land attached to this Notice.	ate the Pi llord, the	remises and surrender por Declaration specified in	pssession (see Paragraph paragraph 4B below and
E	 Rent Due and Payment: The total amount of rent which is past due is \$			•
	D. Rent shall be delivered to:			
	whose phone number is			10 10 m
				(Address)
E	\square Rent may be delivered in person between the hours of	f		() (dd) (00)
	on the following days:			
If C tl	Acate the Premises and surrender possession. I you do not (i) pay the past due amount or (ii) give up possections specified in paragraph 4 within the time specified an January 31, 2021, and you continue to occupy the Premiscion will be filed seeking not only damages and possessing of the premise of the p	ssession d in para	by the required time, or graph 1, and pay 25% o	f the amount due no later

- reflecting on your credit record may be submitted to a credit reporting agency if you fail to pay your rent.

 4. Declaration of COVID-19 Related Financial Distress:
 - A. "NOTICE FROM THE STATE OF CALIFORNIA: If you are unable to pay the amount demanded in this notice, and have decreased income or increased expenses due to COVID-19, you may sign and deliver the declaration form included with your notice to your landlord within 15 days, excluding Saturdays, Sundays, and other judicial holidays, and your landlord will not be able to evict you for this missed payment so long as you make the minimum payment (see below). You will still owe this money to your landlord. You should keep a copy or picture of the signed form for your records.

(California Code of Civil Procedure § 1174). As required by law, you are hereby notified that a negative credit report

If you provide the declaration form to your landlord as described above AND, on or before January 31, 2021, you pay an amount that equals at least 25 percent of each rental payment that came due or will come due during the period between September 1, 2020, and January 31, 2021, that you were unable to pay as a result of decreased income or increased expenses due to COVID-19, your landlord cannot evict you. Your landlord may require you to submit a new declaration form for each rental payment that you do not pay that comes due between September 1, 2020, and January 31, 2021.

For example, if you provided a declaration form to your landlord regarding your decreased income or increased expenses due to COVID-19 that prevented you from making your rental payment in September and October of 2020, your landlord could not evict you if, on or before January 31, 2021, you made a payment equal to 25 percent of September's and October's rental payment (i.e., half a month's rent). If you were unable to pay any of the rental payments that came due between September 1, 2020, and January 31, 2021, and you provided your landlord with the



declarations in response to each 15-day notice your landlord sent to you during that time period, your landlord could not evict you if, on or before January 31, 2021, you paid your landlord an amount equal to 25 percent of all the rental payments due from September through January (i.e., one and a quarter month's rent).

You will still owe the full amount of the rent to your landlord, but you cannot be evicted from your home if you comply with these requirements. You should keep careful track of what you have paid and any amount you still owe to protect your rights and avoid future disputes. Failure to respond to this notice may result in an unlawful detainer action (eviction) being filed against you.

For information about legal resources that may be available to you, visit lawhelpca.org."

- B. An unsigned Declaration of COVID-19 Related Financial Distress (C.A.R. form DCFD) is attached to this Notice.
- C. High Income Tenant:

(1) Landlord believes that Tenant is a high income tenant, and has documentation to support that belief. If Tenant chooses to sign and deliver the Declaration of COVID-19 Related Financial Distress, Tenant shall also submit, together with the Declaration, documentation supporting the claim of COVID-19 related financial distress.

- (2) "Proof of income on file with your landlord indicates that your household makes at least 130 percent of the median income for the county where the rental property is located, as published by the Department of Housing and Community Development in the Official State Income Limits for 2020. As a result, if you claim that you are unable to pay the amount demanded by this notice because you have suffered COVID-19-related financial distress, you are required to submit to your landlord documentation supporting your claim together with the completed declaration of COVID-19-related financial distress provided with this notice. If you fail to submit this documentation together with your declaration of COVID-19-related financial distress, and you do not either pay the amount demanded in this notice or deliver possession of the premises back to your landlord as required by this notice, you will not be covered by the eviction protections enacted by the California Legislature as a result of the COVID-19 pandemic, and your landlord can begin eviction proceedings against you as soon as this 15-day notice expires."
- 5. Notice of COVID-19 Tenant Relief Act of 2020:
 - A. Landlord has previously served Tenant with a copy of a Notice of COVID-19 Tenant Relief Act of 2020 (C.A.R. Form CTRA),
- OR **B.** Attached to this Notice to Pay COVID Transition Period Rent or Quit is a copy of a Notice of COVID-19 Tenant Relief Act of 2020 (C.A.R. Form CTRA). This paragraph is only applicable if the Notice to Pay COVID Transition Period Rent or Quit is served on or before September 30, 2020.

Landlord	(Owner or Agent)			Date	
	(Owner or Agent)			Date	
Address		City	State_	Zip_	
	Fax				No.
This Not	RY OF NOTICE/PROOF OF SERVICE:		, on		(date)
	lowing manner: (if mailed, a copy was mailed		VIII.		_(Location))
To comp	a notice does not satisfy the requirements of ply with state law, service attempts must be a Personal service. A copy of the Notice was a service.	be done in the follow was personally deliver	wing order: A, the	en B, then C. amed Tenant.	
В. І	NOTE: SUBSTITUTED SERVICE MAY BE RESIDENCE OR USUAL PLACE OF BUSIN	USED IF THE TEN	ANT IS ABSENT	FROM THE	TENANT'S
[Substituted service. A copy of the Not Tenant's residence or usual place of busin	tice was left with a p ness and a copy was	erson of suitable mailed to the Ten	age and discr	etion at the



OF SUITABLE AGE AND DISCRETION (☐ Post and mail. A copy of the Notice wailed to the Tenant at the Premises.	NOTICE MAY BE USED ONLY IF THE TENANT'S RESIDENCE OF BE ASCERTAINED OR IF KNOWN THEN ONLY IF NO PERSONAN BE FOUND AT THOSE LOCATIONS. Was affixed to a conspicuous place on the Premises and a copy was
I declare under penalty of perjury under the laws of	of the State of California that the foregoing is true and correct.
(Signature of person serving Notice)	(Date)
(Print Name)	
1	

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(Keep a copy for your records.)

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c 525 South Virgil Avenue, Los Angeles, California 90020





To:

NOTICE TO CURE; OR

PERFORM COVENANT OR QUIT

(DO NOT USE FOR MONETARY NON-RENT RESIDENTIAL OBLIGATIONS
INCURRED BETWEEN MARCH 1, 2020 AND JANUARY 31, 2021 IF TENANT IS A NATURAL
PERSON.USE FORM PMC-CPP OR PMC-TP, OR BOTH, INSTEAD) (C.A.R. Form PCQ, Revised 9/20)

and	any other occupant(s) in possession	of the premises located a	at:	("Tenant"
			(Street Address)	(Unit/Apartment #)
<u> </u>		(Citv)	(State)	(7in Codo) ("Promiseo")
Otr	er notice address if different from Pre	mises above:		
Th	o Tomont Dust attack			
ma Fo	e Tenant Protection Act of 2019, an increase rent to a residential tenant by terminate a tenancy and evict a termore information, see the IMPOF	nant ("Just Cause"). Exem RTANT NOTES below.	number of respirated number of respirations exist to both the Rer	easons that a property owner nt Cap and Just Cause laws.
or a l	cal rent control and eviction laws ntrol and just cause eviction requirement in part. If property owner is uncert ocal ordinance governing rent ind gal counsel from a qualified Califor operty is located prior to servicing	tain whether the proper creases and just cause	ty or tenancy is exempt f	empted by the TPA, in whole rom the TPA or subject to
PR	OPERTIES OR TENANCIES COVERE	D BY THE TPA:		
	tice to the above-named person(s) a		of the above-referenced E	luomi o o o .
W	THIN 3 DAYS, excluding Saturdays, scomply with the following:	Sundays, and other judicing	al holidays, from service of	this Notice you are required
 2. 3. 	☐ Sign the previously provided, or it extension or renewal is of a similar (i) the notice requirements of the T to be of similar terms of your expirin ☐ Allow the owner or owner's agenthe Premises to actual or prospection §§13113.7 and 17926.1 of the G ☐ Pay the required monetary oblig below, as follows (Do Not Use for 2021 if Tenant is a natural perso	PA or (ii) an increased rering (or expired) lease. It to enter the Premises to be purchasers or tenants of covernment Code. I gation, which is past due,	orm as your expiring (or expired amount allowed pursuant make necessary or agreed or other reason specified in (red) lease. The inclusion of to the TPA shall be deemed repairs or services, or show Divil Code §§1101.5 or 1954 ent in the amount specified
	(i) Past Due Amount: \$	required by	, , , , , , , , , , , , , , , , , , , ,	
	\$	required by		
	\$	required by		
	Total Due: \$			
	(ii) If applicable, check, money order	er, draft or instrument, sha	all be made payable to:	
	(iii) Payment shall be delivered to:			
	whose phone number is	at		(specific individual)
		, «,		(A alalus)
	(iv) ☐ Payment may be delivered in	person between the hours	on the fel	(Address)
4.	☐ Perform the following covenant or c	cure the following breach of	of your rental agreement:	lowing days:
		are the fellowing breading	n your remar agreement	
12				
ľ	f you do not comply with the item(s) che vithout any further opportunity to cure. A out also a statutory damage penalty of u	cked above, your tenancy ir After that time, a legal actic	n the Premises may be termin	ated by a 3-day notice to quit
t	ουτ also a statutory damage penalty of ι	ip to \$600.00 (California Co	ode of Civil Procedure §1174).

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qua	ROPERTIES OR TENANCIES NOT SUBJECT TO THE TPA: Lan alified California real estate lawyer who is familiar with the TPA 2019	idlord is strongly advised to seek counsel from a before selecting any of the options below.				
tim pos see	THIN 3 DAYS, excluding Saturdays, Sundays, and other judicial hole is specified in paragraph 7, you are required to comply with the ssession. If you do not do so, your tenancy in the Premises is termeking not only damages and possession, but also a statutory damage occdure §1174):	lidays, from service of this Notice, unless a longe of following or vacate the Premises and surrende ninated. After that time, a legal action will be filed e penalty of up to \$600.00 (California Code of Civi				
 5. Allow the owner or owner's agent to enter the Premises to make necessary or agreed repairs or service the Premises to actual or prospective purchasers or tenants or other reason specified in Civil Code §§110 or §§13113.7 and 17926.1 of the Government Code. 6. Pay the required monetary obligation, which is past due, for obligation other than rent in the amount specas follows (Do Not Use for residential obligations incurred between March 1, 2020 and January Tenant is a natural person. Use form PMC-CPP or PMC-TP, or both, instead): (i) Past Due Amount: \$						
3500 11100 mm	\$ required by					
	\$ required by					
	Total Due: \$					
	Total Due: \$ (ii) If applicable, check, money order, draft or instrument, shall be	made payable to:				
	(III) Payment shall be delivered to :	(engoific individual)				
	whose phone number is, at					
	(iv) Downert may be deliced.	(Address)				
	(iv) Payment may be delivered in person between the hours of	on the following days:				
7	Dorform the following powers at a second of the second of	The state of the s				
7.	Perform the following covenant or cure the following breach of you	ir rental agreement within the time specified above				
7.	☐ Perform the following covenant or cure the following breach of you (☐ or Days, which must be at least 3, excluding Saturdays, Su	ir rental agreement within the time specified above				
7.	Perform the following covenant or cure the following breach of you	ir rental agreement within the time specified above				
7.	Perform the following covenant or cure the following breach of you	ir rental agreement within the time specified above				
7.	Perform the following covenant or cure the following breach of you	ir rental agreement within the time specified above				
7.	Perform the following covenant or cure the following breach of you	ir rental agreement within the time specified above				
	☐ Perform the following covenant or cure the following breach of you (☐ or Days, which must be at least 3, excluding Saturdays, Su	ur rental agreement within the time specified above undays, and other judicial holidays):				
NOTI	Perform the following covenant or cure the following breach of you	tified that a negative credit report reflecting on your rental/credit report rental/credit rental/cr				
NOTI bbliga of you MPC a I la brior single 4) si	□ Perform the following covenant or cure the following breach of you (□ or Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, Sulleten Days, which must be at least 3, excluding Saturdays, Sulleten Days, Sulle	tified that a negative credit report reflecting on you by if you fail to fulfill the terms of your rental/credit reform as specified in paragraph 1; or (ii) the breachemises. from just cause eviction laws are: (1) separately so the property is not: owned by a corporation at at investment trust. For this exemption to apply tion; (2) dwellings built in the previous 15 years nits (excluding ADUs and junior ADUs) within a ne commencement and throughout the tenancy on o more than two units or bedrooms, including sping accommendations in which the tenancy is not accommendations in which the tenancy is not accommendations in which the tenancy is not bedrooms, including the property is not in the previous 15 years are commencement and throughout the tenancy in our more than two units or bedrooms, including				
NOTI credit bbliga of you MPC a I he la prior single 4) si access pathre	ICE: Pursuant to California Civil Code, §1785.26, you are hereby not trecord may be submitted in the future to a credit reporting agencations. Landlord declares a forfeiture of the lease if: (i) you do not peur rental agreement is not cured and you continue to occupy the Preschedular Company with a corporate member; or ● a real estandlord must first give the tenant applicable notice of the exemptions to this notice; (3) a property containing two separate dwelling use structure in which one of the units was owner occupied at the ingle family owner occupied residences in which the owner rents assory dwelling units or junior accessory dwelling units; and (5) hou down or kitchen facilities with the owner. Other exemptions may be appropriate to the facilities with the owner. Other exemptions may be appropriate to the facilities with the owner. Other exemptions may be appropriate to the facilities with the owner. Other exemptions may be appropriate to the facilities with the owner. Other exemptions may be appropriate the facilities with the owner. Other exemptions may be appropriate the following transfer of the following transfer of the facilities with the owner. Other exemptions may be appropriate the following transfer of the facilities of the following transfer of the facilities of the facili	tified that a negative credit report reflecting on you by if you fail to fulfill the terms of your rental/credit reform as specified in paragraph 1; or (ii) the breachemises. from just cause eviction laws are: (1) separately is the property is not: owned by a corporation at investment trust. For this exemption to apply tion; (2) dwellings built in the previous 15 years nits (excluding ADUs and junior ADUs) within a ne commencement and throughout the tenancy on more than two units or bedrooms, including sing accommodations in which the tenant shares opplicable.				
NOTI credit bbliga of you MPC a I he la prior single 4) si access pathre	ICE: Pursuant to California Civil Code, §1785.26, you are hereby not trecord may be submitted in the future to a credit reporting agency ations. Landlord declares a forfeiture of the lease if: (i) you do not per ur rental agreement is not cured and you continue to occupy the Preschedular Sale Sale Sale Sale Sale Sale Sale Sale	tified that a negative credit report reflecting on you by if you fail to fulfill the terms of your rental/credit reform as specified in paragraph 1; or (ii) the breachemises. from just cause eviction laws are: (1) separately is the property is not: owned by a corporation at investment trust. For this exemption to apply tion; (2) dwellings built in the previous 15 years nits (excluding ADUs and junior ADUs) within a ne commencement and throughout the tenancy on more than two units or bedrooms, including sing accommodations in which the tenant shares opplicable.				
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NOTI redition bliga f you MPC alliena a I he la coces sathra andla andla	ICE: Pursuant to California Civil Code, §1785.26, you are hereby not trecord may be submitted in the future to a credit reporting agency ations. Landlord declares a forfeiture of the lease if: (i) you do not per ur rental agreement is not cured and you continue to occupy the Preschedular Sale Sale Sale Sale Sale Sale Sale Sale	tified that a negative credit report reflecting on you by if you fail to fulfill the terms of your rental/credit reform as specified in paragraph 1; or (ii) the breachemises. from just cause eviction laws are: (1) separately so the property is not: owned by a corporation at at investment trust. For this exemption to apply tion; (2) dwellings built in the previous 15 years nits (excluding ADUs and junior ADUs) within a ne commencement and throughout the tenancy no more than two units or bedrooms, including sing accommodations in which the tenant shares opplicable. Date Date Date Date Date Date Date Date Zip				



		OF NOTICE/PROOF was served by				
			a copy was mailed at		57 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	(date)
			y the requirements of Co			(Location))
To o	comply	with state law. serv	rice attempts must be o	lone in the following	31162(a) or 1162(b).	_
	A. 🗆	Personal service.	copy of the Notice was	personally delivered to	order: A, then B, the	n C.
	B. NOT	TE: SUBSTITUTED	SERVICE MAY BE US	ED IF THE TENANT I	IS ARSENT FROM	nant. THE TENANT'S
	1110	DENCE ON USUA	L PLACE OF BUSINESS	5.		
		residence (e. A copy of the Notice or usual place of business	s and a copy was mailed	d to the Tenant at the	Premises
(C. NOT USU	E: POSTING AND N JAL PLACE OF BUS	MAILING OF THE NOTIC BINESS CANNOT BE AS D DISCRETION CAN BE	E MAY BE USED ONLY	IF THE TENANT'S I	DECIDENCE OF
			py of the Notice was affi			and a copy was
l de	clare und	der penalty of perjury	under the laws of the St	ate of California that the	e foregoing is true and	d correct.
					0 0	
(Sig	gnature of	person serving Notice)			(Data)	
		×			(Date)	
(Pri	int Name)					

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PCQ REVISED 9/20 (PAGE 3 OF 3)

Reviewed by _____





NOTICE TO PAY RENT OR QUIT
(NOT TO BE USED FOR ANY RESIDENTIAL RENT DUE BETWEEN MARCH 1, 2020 AND JANUARY 31, 2021 IF TENANT IS A NATURAL PERSON. USE FORM PRQ-CPP OR PRQ-TP, OR BOTH, INSTEAD)

(C.A.R. Form PRQ, Revised 9/20)

To:					("Tenant")
and an	y other occupant(s) i	n possession of the pr	emises located at:		(Tenant)
**************************************				(Street Address)	(Unit/Apartment #)
			(City)	(State)	(Zip Code) ("Premises").
Other i	notice address if diffe				
COLD	to the above-name FOR ANY RENT DU PP or PRQ-TP, or bo		y other occupant 1, 2020 AND JAN	s of the above-refere JARY 31, 2021. If Tena	enced Premises: (NOT TO BE ant is a natural person, use form
enner.					f this Notice you are required to
1.	Pay Rent, which is	oast due, for the Premi	ses in the amount	specified below, as foll	ows:
	(i) Past Due Rent:	(29/9597	for the peri	od	to
		\$	for the peri	od	to
		\$	for the peri	od	to
	Total Due:	\$	<u></u>		
	(ii) If applicable, che	eck, money order, draft	or instrument, sha	ll be made pavable to	
	(iii) Rent shall be de	livered to:			(specific individual)
	whose phone numb	er is		. at	(Specific individual)
	W. C.	31 - 22 - 23 - 24 - 24 - 24 - 24 - 24 - 24			(Address)
	(iv) ☐ Rent may be	delivered in person be	etween the hours of		(/ tdu1033)
00.0					•
OR 2.		es and surrender po			
	Procedure §1174). L the Premises. As red	andlord declares a fort	eiture of the lease ereby notified that	age penalty of up to \$6 if past due rent is not p	legal action will be filed seeking 600.00 (California Code of Civil aid and you continue to occupy t reflecting on your credit record
	Landlord		4	D	ate
	(Owner or Agent)				
	Landlord (Owner or Agent)			D	ate
			City		State Zip
		Fax_			StateZip
				L-IIIdii	
		PROOF OF SERVIC			
Thi	s Notice was served	by		, on	(date)
In th	ne following manner:	(if mailed, a copy was r	nailed at		(Location))
				vil Procedure §§1162(a	
				10000010 331102/6	λ) Οι ΙΙΟ <u>Σ</u> (D).

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-	
To comply with state law, service attempts must be done in	n the following order: A, then B, then C.
A. Personal service. A copy of the Notice was person	nally delivered to the above named Tenant.
B. NOTE: SUBSTITUTED SERVICE MAY BE USED IF RESIDENCE OR USUAL PLACE OF BUSINESS.	THE TENANT IS ABSENT FROM THE TENANT'S
☐ Substituted service. A copy of the Notice was le Tenant's residence or usual place of business and a	a copy was mailed to the Tenant at the Premises
C. NOTE: POSTING AND MAILING OF THE NOTICE MAY USUAL PLACE OF BUSINESS CANNOT BE ASCERT OF SUITABLE AGE AND DISCRETION CAN BE FOU	/ BE USED ONLY IF THE TENANT'S RESIDENCE OF
	a conspicuous place on the Premises and a copy was
I declare under penalty of perjury under the laws of the State of	California that the foregoing is true and correct
	camornia that the foregoing is true and correct.
(Signature of person serving Notice)	(Data)
g mass,	(Date)
(Print Name)	
(Keep a copy for your	rooude \
(Reep a copy for your	ecords.)

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