

3-DAY NOTICE TO PAY RENT OR QUIT CCP 1161

TO: Tenant Name (Unit #)

And all residents (tenants and subtenants) in possession (full name) and all others in possession.

WITHIN THREE (3) DAYS after the service of this notice, you are hereby required to **PAY** the rent for the premises hereinafter described, of which you now hold possession, amounting to the sum of: **\$000.00 dollars** encumbered as follows:

\$000.00 Due From: **10/01/18** To: **10/31/18**

OR QUIT AND DELIVER THE POSSESSION OF THE PREMESIS

The premises herein referred to are situated in the city of **Los Angeles**, county of **Los Angeles**, state of California, designated by the number and street known as: **752 S. Main St. (Unit #)**

YOU ARE FURTHER NOTIFIED THAT: in the event that you fail to perform or otherwise do not comply with the above, the Owner(s)/Agent(s) (Rick Espinosa) will declare the forfeiture of your Rental Agreement/ Lease under which you hold possession of the premises and institute legal proceedings against you to recover rent and possession of the said premises, which could result in a judgment against you which may include attorney's fees and court costs as allowed by law, plus the Owner(s)/Agent(s) may seek to recover an additional punitive award of SIX HUNDRED DOLLARS (\$600.00) in accordance with California law for such unlawful detention.

As required by law, you are hereby notified that a negative credit report reflecting on your credit history may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations. This 3-Day Notice to Pay or Quit supersedes all previous Notices to Pay or Quit, if any.

Payment must be made to the Owner(s)/Agent(s)

Rick Espinosa
752 S. Main, LLC
Management Office (1st Floor)
752 S. Main St.
Los Angeles , CA 90014
(213) 627-2542

at the following address:

Telephone number for the above address is:

Payments made in person may be delivered to the Owner(s)/Agent(s) between the hours of: **10:00** AM to **5:00** PM on the following days of the week: **Monday** through **Saturday**

The acceptable methods of payment of rent are: Personal Check: () Cashier's Check: (x) Money Order: (x) Cash: ()

DATED: **October 26, 2018**

(Owner/Agent)

PROOF OF SERVICE
For Service of Notice to Real Estate Tenants

1. I am over 18 years of age.

2. On October 26, 2018 at 752 S. Main St. # Los Angeles, California 90014 I served the following checked items:

- 3-Day Notice to Pay Rent or Quit
- 3-Day Notice to Perform or Quit
- 3-Day Notice to Quite for Breach
- 30-Day Notice to Terminate/Vacate
- 30-Day Notice of Change in Rental Terms
- 60-Day Notice of Change in Rental Terms

Other .

3. Regarding tenancy of property commonly known as **752 S. Main St. Los Angeles, CA 90014.**

4. On Tenants: Tenant Name (**Unit #**)

5. Manner of service (check the proper box):

5.1 By personally delivering a copy to each named Tenant;

- a. at Tenant's residence
- b. at Tenant's place of business.

5.2 By delivering a copy to a person of suitable age and discretion;

- a. at the Tenant's residence; or
- b. at Tenant's place of business, as the named Tenant was absent from each location;
and mailing by first-class postage prepaid a copy to each name Tenant at his residence.

5.3 By posting a copy for each named Tenant in a conspicuous place on the property

described in the notice as no person of suitable age or discretion was found at the Tenant's residence of business;
and mailing by first-class postage prepaid a copy to each named Tenant at the address of the leased property.

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

Date: **October 26, 2018**

Name: **Rick Espinosa**

Signature: