

# Spectrum Real Estate Services, Inc.

APARTMENT NAME HERE

## THREE (3) DAY NOTICE TO PAY RENT OR QUIT

TO: \_\_\_\_\_  
AND ALL OTHER TENANTS IN POSSESSION AT THE ADDRESS OF **BUILDING ADDRESS HERE**

YOU ARE HEREBY NOTIFIED that there is now due, unpaid and delinquent, rent for the premises located **BUILDING ADDRESS HERE** Apt # \_\_\_\_\_, in following amounts for the following specified periods:

FROM \_\_\_\_\_ TO \_\_\_\_\_ \$ \_\_\_\_\_

**Total Amount Due** \$ \_\_\_\_\_

You are further notified that the landlord hereby declares the forfeiture of the lease under which you hold possession of the premises.

Pursuant to Section 1161(2) of the California Code of Civil Procedure NOTICE IS HEREBY GIVEN that within THREE (3) DAYS after service of this notice upon you, you are required to deliver up possession of the above described premises to the undersigned or agent or pay the total sum of \$ \_\_\_\_\_. Your payment should be made payable to Spectrum Real Estate Services Inc. and payments shall be delivered to: **MANAGER NAME HERE, MANAGER'S ADDRESS HERE, MANAGER PHONE #** who is usually available for receipt of rental payments are as posted or generally Monday through Friday 9:00 A.M. – 5:00 P.M. except Holidays and 9A.M. – 5 P.M. Saturday.

Spectrum Real Estate Services, Inc., Kevin Smith, Mark Geiger, Danielle Hack, 17702 Irvine Blvd. Suite 100, Tustin, California 92780, 714-731-2338 the usual days and hours Spectrum Real Estate Services, Inc. is available for receipt of rental payments are Monday through Friday 9:00 a.m. – 5:00 pm except Holidays

FORM OF PAYMENT: The form of payment shall be by money order, travel's check, certified check, or cashier's check.

Unless you have paid the full amount enumerated above or vacated and delivered possession of the premises within THREE (3) DAYS after service of this notice on you, an action in UNLAWFUL DETAINER will be instituted against you to recover possession of the premises and to have the rental agreement under which you hold the premises forfeited and to recover rents and statutory penalties together with court costs and attorney fees.

SPECTRUM REAL ESTATE SERVICES INC.  
AGENT FOR OWNER

DATED: \_\_\_/\_\_\_/\_\_\_

By \_\_\_\_\_

**MANAGER NAME**  
MANAGER  
**APARTMENT NAME**

**WARNING: YOU ARE HEREBY NOTIFIED THAT A NEGATIVE CREDIT REPORT REFLECTING ON YOUR CREDIT RECORD MAY BE SUBMITTED TO A CREDIT REPORTING AGENCY IF YOU FAIL TO FULFILL THE TERMS OF YOUR CREDIT/RENTAL OBLIGATIONS.**

DECLARATION OF SERVICE OF NOTICE TO TENANT

# Spectrum Real Estate Services, Inc.

**APARTMENT NAME**

I, the undersigned, declare that I served the following Notice: THREE DAY PAY RENT OR QUIT, on the below named Tenants by serving it in the manner checked and set forth below:

## PERSONAL SERVICE:

By delivering a copy of the Notice on \_\_\_/\_\_\_/\_\_\_ to each of the following Tenant(s):

1. \_\_\_\_\_

2. \_\_\_\_\_

## CONSTRUCTIVE SERVICE:

By service of said Notice as authorized by C.C.P. Section 1162 (2.3) on the following Tenant(s):

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

By Leaving a copy of said Notice for each Tenant(s) on \_\_\_/\_\_\_/\_\_\_ with \_\_\_\_\_ a person of suitable age and discretion at the residence or usual place of business of the Tenant(s), said Tenant(s) being absent therefrom; and mailing a copy to each Tenant(s) by depositing said copies in the United States Mail, in a sealed envelope with postage fully prepaid, addressed to the Tenant(s) at their place of residence at Orange County California, on \_\_\_/\_\_\_/\_\_\_

By Posting a copy of said Notice for each Tenant(s) on \_\_\_/\_\_\_/\_\_\_, in a conspicuous place on the property herein described, there being no person of suitable age or discretion to be found at any know place of residence or business of said Tenant(s); and Mailing a copy of said Notice to said Tenant(s) by depositing said copies in the United States Mail, in a sealed envelope with postage fully prepaid, addressed to the Tenant(s) at the place where the Property is situated on \_\_\_/\_\_\_/\_\_\_.

**I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT:**

EXECUTED ON \_\_\_/\_\_\_/\_\_\_ AT **BUILDING ADDRESS**

\_\_\_\_\_  
DECLARANT