

THREE/NINETY DAY NOTICE TO QUIT

(Foreclosure Holdover - C.C.P. 1161a)

TO: _____

and DOES 1 to 5 inclusive, all occupants and any other persons in possession of the premises known as:

PLEASE TAKE
NOTICE THAT WITHIN THREE (3) DAYS after the service on you of this notice, you are hereby required to quit, vacate, remove, surrender and deliver up possession of the above described premises to the undersigned who is authorized to receive same. If you fail to quit possession of the premises within the three (3) days allowed by law, the undersigned will institute legal proceedings against you to recover possession of said premises, recover holdover damages, treble and statutory damages and the cost of the suit.

THIS NOTICE is given pursuant to Section 1161a of the California Code of Civil Procedure.

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 or legal obligations.

IF YOU ARE A TENANT, YOU AND ALL PERSONS IN POSSESSION

ARE HEREBY NOTIFIED that the tenancy under which you occupy the premises shall end ninety (90) days after the date of service of copy of this notice upon you and you are required to quit and deliver up possession of the premises to the undersigned on or before that date.

IF YOU FAIL TO DO SO, legal proceedings will be instituted against you for possession of the premises, for forfeiture of the rental agreement and for such monetary damages as may be allowed by law.

Dated this day of _____, 2014.

OWNER

NOTICE TO ANY RENTERS LIVING AT

The attached notice means that your home was recently sold in foreclosure and the new owner plans to evict you.*

You should talk to a lawyer NOW to see what your rights are. You may receive court papers in a few days. If your name is on the papers it may hurt your credit if you do not respond and simply move out.

Also, if you do not respond within five days of receiving the papers, even if you are not named in the papers, you will likely lose any rights you may have. In some cases, you can respond without hurting your credit. You should ask a lawyer about it.

You may have the right to stay in your home for 90 days or longer, regardless of any deadlines stated on any attached papers. In some cases and in some cities with a Just cause for eviction law, you may not have to move at all. But you must take the proper legal steps in order to protect your rights.

HOW TO GET LEGAL HELP

If you cannot afford an attorney, you may be eligible for free legal services from a non-profit legal services program. You can locate these non-profit groups at the California Legal Services website (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp) or by contacting your local court or county bar association.

This cover sheet is being provided in accordance with California Code of Civil Procedure '1161c.

** DISCLAIMER: The content of this cover sheet is mandated by California law and does not necessarily reflect the new owner's plans.