September/October 2020 COVID-19 Forms Release

Quick Summary

This chart is a quick summary of the emergency release of forms related to coronavirus released on **September 9, 2020, September 21, 2020, and October 8, 2020**. For further information, please refer to the C.A.R. web page at:

https://www.car.org/zipform/standard-forms/summary-forms-releases-chart/September-2020-Forms-Release. Please note that this list is subject to change.

Form Code	Form Name	Replaces	Brief description of form or how the form was revised	OK to use prior revision
CDC-TD	Centers for Disease Control COVID-19 Tenant Declaration	N/A	This form was created by an Order from the CDC. If a residential tenant who cannot pay rent signs the form and delivers to the landlord, the landlord may not evict the tenant for non-payment of rent, until January 1, 2021. Only applies if the tenant earns no more than \$99,000 per year.	NEW
CRFP	Coronavirus Rent Forgiveness, Termination of Tenancy and Possession of Premises Agreement	N/A	This form documents a voluntary agreement by a residential landlord and tenant. The landlord agrees to forgive all or part of unpaid rent in exchange for possession of the property on a date certain.	NEW
CRRA	Coronavirus Unpaid Rent Repayment Agreement	N/A	This voluntary form documents an agreement by a tenant to, over time, pay back a landlord for rent that was unpaid since the beginning of the COVID-19 state of emergency. If a local government has issued an order or ordinance establishing a payback period, that local enactment needs to be complied with. Under superseding state law, the payback period can begin no later than March 1, 2021 and end no later than March 1, 2022.	NEW
CURC	Coronavirus Unpaid Rent Calculation	N/A	If a residential tenant has not paid rent anytime from March 1, 2020 to January 31, 2021, a landlord must document the amounts owed and dates the rent was due as part of an eviction notice. This form identifies those amounts and dates.	NEW
DCFD	Tenant Declaration of COVID-19 Related Financial Distress	N/A	California law prohibits a landlord from evicting a residential tenant if the tenant signs and delivers to the landlord a declaration under penalty of perjury that the tenant is unable to pay rent due to a COVID-19 related reason. An unsigned version of this form must be attached to an eviction notice for unpaid rent from March 1, 2020 to January 31, 2021. No proof of inability to pay is needed unless tenant is a "high income" tenant.	NEW
NTRA	Notice of Tenant of COVID-19 Tenant Relief Act of 2020	N/A	This form, informing a residential tenant of the tenant's rights under California law must be given to a tenant before serving a tenant with an eviction notice.	NEW
NTT- CTRA	Notice of Termination of Tenancy: COVID Tenant Relief Act	N/A	During the COVID covered period, March 1, 2020 – January 31, 2021, a tenancy can only be terminated for "cause" and the allowable reasons, and minimum notice periods, are specified in the form.	Coming Oct 8, 2020

PCQ- CTRA	Notice To Cure Or Perform Covenant Or Quit: COVID Tenant Relief Act	N/A	During the COVID covered period, March 1, 2020 – January 31, 2021, attempts to evict a tenant for failure to meet a non-monetary, contractual obligation, the notice to perform should be followed by a separate notice to quit.	Coming Oct 8, 2020
PMC- CPP	Notice to Cure Covid Protected Period Monetary Covenant or Quit	N/A	This form satisfies the statutory requirements for a 15-day notice to pay money, other than rent, that is due between March 1, 2020 and August 31, 2020.	NEW
PMC-TP	Notice to Cure Covid Transition Period Monetary Covenant or Quit	N/A	This form satisfies the statutory requirements for a 15-day notice to pay money, other than rent, that is due between September 1, 2020 and January 31, 2021.	NEW
PRQ- CPP	Notice to Pay Covid Protected Period Rent or Quit	N/A	This form satisfies the statutory requirements for a 15-day notice to pay rent or quit, for unpaid rent that is due between March 1, 2020 and August 31, 2020.	NEW
PRQ-TP	Notice to Pay Covid Transition Period Rent or Quit	N/A	This form satisfies the statutory requirements for a 15-day notice to pay rent or quit, for unpaid rent that is due between September 1, 2020 and January 31, 2021. Residential tenant is obligated to pay 25% of amount due by January 31, 2021.	NEW
NTT	Notice of Termination of Tenancy	6/20	Instructions added not to use this form for termination of residential tenancy during COVID period if tenant a natural person.	N
PCQ	Notice to Cure or Perform Covenant or Quit	6/20	This 3-day notice is modified to inform the user that other forms are necessary if a non-rent covenant is due between March 1, 2020 and January 31, 2021.	N
PRQ	Notice to Pay Rent or Quit	6/20	This 3-day notice is modified to inform the user that other forms are necessary if unpaid rent is due between March 1, 2020 and January 31, 2021.	N

^{*} These forms will **only be available either via zipForm®Plus or from the following Associations**: Beverly Hills/Greater Los Angeles AOR, Newport Beach AOR, North San Diego County AOR and Sacramento AOR.

C.A.R. no longer monitors the legal validity of any prior form version and the C.A.R. User Protection Agreement only applies to the most current version of a form.

See https://www.car.org/zipform/standard-forms/user-protection-agreement for full text of the User Protection Agreement.



CENTERS FOR DISEASE CONTROL COVID-19 TENANT DECLARATION

(C.A.R. Form CDC-TD, 9/9/20)

To:			("Landlord or Manager")
of the premises located at:			(Street Address)
(Unit/Apartment #)	(City)	(State)	(Zip Code)("Premises").
DECLARATION UNDER PENALTY OF PERJURY FOR TEMPORARY HALT IN EVICTIONS TO PREVENT FUR			ONTROL AND PREVENTION'S
This declaration is for tenants, lessees, or residents of reshalting residential evictions (not including foreclosures of Under the CDC's order you must provide a copy of this deyou live, or other person who has a right to have you evict rental agreement, or housing contract should complete ended, the order prevents you from being evicted or remostill required to pay rent and follow all the other terms of y be evicted for reasons other than not paying rent or making	on home more eclaration to yeted or remove this declaratived from whe your lease an	rtgages) to prevent the your landlord, owner of the from where you live ton. Unless the CDC of the you are living through the place with the	e further spread of COVID-19. f the residential property where . Each adult listed on the lease, order is extended, changed, or gh December 31, 2020. You are here you live. You may also still

that you can be prosecuted, go to jail, or pay a fine if you lie, mislead, or omit important information. I certify under penalty of perjury, pursuant to 28 U.S.C. 1746, that the foregoing are true and correct:

- I have used best efforts to obtain all available government assistance for rent or housing¹;
- I either expect to earn no more than \$99,000 in annual income for Calendar Year 2020 (or no more than \$198,000 if filing a joint tax return), was not required to report any income in 2019 to the U.S. Internal Revenue Service, or received an Economic Impact Payment (stimulus check) pursuant to Section 2201 of the CARES Act;
- I am unable to pay my full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, lay-offs, or extraordinary 2 out-of-pocket medical expenses;
- I am using best efforts to make timely partial payments that are as close to the full payment as the individual's circumstances may permit, taking into account other nondiscretionary expenses;
- If evicted I would likely become homeless, need to move into a homeless shelter, or need to move into a new residence shared by other people who live in close quarters because I have no other available housing options.³
- I understand that I must still pay rent or make a housing payment, and comply with other obligations that I may have
 under my tenancy, lease agreement, or similar contract. I further understand that fees, penalties, or interest for not
 paying rent or making a housing payment on time as required by my tenancy, lease agreement, or similar contract may
 still be charged or collected.
- I further understand that at the end of this temporary halt on evictions on December 31, 2020, my housing provider may require payment in full for all payments not made prior to and during the temporary halt and failure to pay may make me subject to eviction pursuant to State and local laws.

I understand that any false or misleading statements or omissions may result in criminal and civil actions for fines, penalties, damages, or imprisonment.

Tenant or Adult Resident		D	ate
	Signature of Declarant		
Tenant or Adult Resident		D	ate
	Signature of Declarant		

(Keep a copy for your records.)

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EQUAL HOUSING OPPORTUNITY

^{1 &}quot;Available government assistance" means any governmental rental or housing payment benefits available to the individual or any household member.

² An "extraordinary" medical expense is any unreimbursed medical expense likely to exceed 7.5% of one's adjusted gross income for the year.

³ "Available housing" means any available, unoccupied residential property, or other space for occupancy in any seasonal or temporary housing, that would not violate Federal, State, or local occupancy standards and that would not result in an overall increase of housing cost to you.



CORONAVIRUS RENT FORGIVENESS, TERMINATION OF TENANCY AND POSSESSION OF PREMISES AGREEMENT

(C.A.R. Form CRFP, 9/21/20)

date ui	ınknown, 🗆 Other	, ("Lease
dated_	, on property known as	("Premises
oetwee	en	("Landlord
Tenan	nt shall mean any adult person who is occupying the Property, whether or not payin he "Parties."	g rent. Landlord and Tenant are referre
1, (C 2. L/ ha (C ac su ca 3. M ne iss	INPAID (PAST DUE) RENT: Tenant has failed to pay Landlord the full amount of rent due, 2020 and ending on January 31, 2021. The full amount of unpaid rent is specified in the C.A.R. Form CURC), attached hereto. Tenant has remained in possession of the Premises ANDLORD RIGHTS REGARDING UNPAID RENT AND POSSESSION OF PREMISES: T as served Tenant with an eviction action and Tenant has not delivered to Landlord a Dec.A.R. Form DCFD), Landlord may lawfully evict Tenant for unpaid rent. Even if Landlord ction, or Tenant has timely delivered to Landlord a DCFD, Landlord may sue Tenant to recurch legal action in small claims court regardless of the amount of unpaid rent. A Landlord wan obtain a judgment against Tenant and collect on that judgment in any matter permitted by an obtain a property of the potential expense and egative impact that accompanies a monetary judgment awarded by a court, or that is as saying healt rent, the Pertine agree on below in property to the potential expense and property the Pertine agree on below in property and to the potential expense of the potential expense and property the Pertine agree on below in property to the potential expense of the potential expense and property the Pertine agree on below in property and to the potential expense of the potential expense of the potential expense of the property of the pertine pe	EM Coronavirus Unpaid Rent Calculations during the period of unpaid rent. Tenant is liable for unpaid rent. If Landlo claration of COVID-19 Financial Distred has not served Tenant with an eviction over the unpaid rent. Landlord may bright in the suit for unpaid repoylaw. If uncertainty of legal action, the potent sociated with a judgment for possession.
4. TE A. B.	aying back rent, the Parties agree as below in paragraph 4. ENANT, AND ALL OCCUPANTS, AGREE: The Lease whether in writing, verbal, or oral shall be terminated on(No. 100 to 10	Move-out Date);
D. 5. Pi A. B.	Premises shall be left clean with all debris, personal property and animals and pets remove and landscaping shall remain on the Premises. 2. All keys to the Property, mailboxes, common area facilities, garage door openers, and Landlord or agent at the Move Out Date. ROVIDED TENANT AND OCCUPANTS SATISFY THE CONDITIONS SPECIFIED IN PARTICLE AND TO REPORT TO THE CONDITIONS OF THE CONDITI	ved and (ii) all fixtures, built in appliance security systems shall be surrendered ARAGRAPH 4, LANDLORD AGREES unpaid rent (Forgiven Rent);
E. F. 6. Ef all Da	Forgiven Rent; Within 21 days after the Move-Out date, to return the remaining portion of Tenant's secur cost to clean the Premises and repair any damage above and beyond reasonable wear expenses of Tenant for which Landlord may be responsible; To promptly pay Tenant any other compensation specified herein other than the above; Other: FFECT OF FAILURE TO COMPLY: If any of the obligations in Paragraph 4 are not complied llowable by law. If a lawful eviction action has already been filed, Tenant stipulates to a judgate. If an eviction action has not already been filed, Landlord may file an unlawful detained fter complying with, Civil Code §1946.2(b)(1)(K). If any of the obligation in Paragraph 5 are ction against Landlord for breach of this Agreement and other damages as allowed by law.	and tear, and pay unpaid utilities or other and ed with, Landlord may pursue any remedgment for possession as of the Move-cer action for possession pursuant to, a not complied with, Tenant may bring lea
obliga to the ackno	gning below, each Tenant acknowledges that they have read, understand, agree to ations, to vacate the Premises and comply with the terms specified in Paragraphs are terms herein, and among other obligations, to comply with the terms of Paragraphs owledges receipt of a copy of this Coronavirus Rent Forgiveness, Termination of Terminati	4. By signing below, Landlord agre aph 5. By signing below, each Par
Tenant	nt:	Date
	ord or Landlord's Agent	DateDate
_andlo	ord or Landlord's Agent	Date

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CORONAVIRUS UNPAID RENT REPAYMENT AGREEMENT

(C.A.R. Form CRRA, 9/21/20)

						("Lease")
ated	, on property known	as				("Premises"
which nd					is refe	rred to as ("Tenant")
nd					is referr	ed to as ("Landlord")
order, eviction mo pandemic. Tenan 2020 and ending of	cted legislation on the ratorium or rent del has failed/will fail to n January 31, 2021	neir own, or an exc ay laws permitting o pay all or a porti	ecutive for those gov g a tenant to delay ron of the contractua	verning bodies has ent payments as a lly required rent ove	mandated by an e result of the Cord er the period comi	emergency executive onavirus (COVID-19 mencing on March 1
. UNPAID RENT: T 2020 and ending of	enant has accumul n January 31, 2021	ated/will accumula , as more specific	ate \$ ally identified in the	in unpaid rent ove attached ☑ Corona	r the period comm	nencing on March 1 t Calculation (C.A.F
 APPLICABLE LA' date of the repaym California landlord under State and lo REPAYMENT PLA 	W: Regardless of ar ent period may not -tenant attorney fan cal law and whethel AN: Tenant agrees t	y city or county la be delayed beyon iliar with the laws this repayment a o repay, and Land	d March 1, 2021. La in the jurisdiction in greement satisfies t dlord agrees to acce	the right to delay re andlord and Tenan which the Premise he requirements of pt, the total delayed	epayment of unpait are advised to co is is located to ass any applicable law d rent as follows:	d rent, the beginning onsult with a qualified sess their obligation w.
A. Inequ	al monthly installme	ents of \$	per month for	$_$ months, or \square $___$		
C. The last repay D. Other:	e first installment shament shall be on AND REPAYMENT	(d	_1, 2020. ate).			
	September 2020	October 2020	November 2020	December 2020	January 2021	February 2021
Regular Rent Due						
Past-due Rent						
Total Rent Due						
	March 2021	April 2021	May 2021	June 2021	July 2021	August 2021
Regular Rent Due						
Past-due Rent						
Total Rent Due						
	September 2021	October 2021	November 2021	December 2021	January 2022	February 2022
Regular Rent Due						
Past-due Rent						
Total Rent Due						
 A. Payment shal writing. B. The repayment C. If the tenancy portion of defendent D. Failure to pay 	nt amount shall be in r, whether fixed-terr erred rent shall beco any installment of th	me manner and the common manufacture and the common month-to-month immediately common manufacture and the common manufacture and	to the same place a contractual monthly rooth, terminates voldue and payable. It rent shall be deem by remaining unpaid	ent due. untarily by Tenant ed a breach of this A	or for cause by L	andlord, the unpai

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EQUAL HOUSING

By signing below, Tenant and Landlord acknowledge that each has read, understands, received a copy of, and agrees to the terms of this Coronavirus Unpaid Rent Repayment Agreement.

Tenant	Date
Tenant	Date
Landlord	Date
Landlord	Date

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CORONAVIRUS UNPAID RENT CALCULATION

(C.A.R. Form CURC, 9/21/20)

	0. 0	•	•		•				nant to Landlord under ("Lease"),
									("Premises"),
									("Tenant"),
									("Landlord").
		t are referred to as	the "Parties."						
	and counties ha emergency exec of the Coronavir of unpaid rent ar	AW: The Californ IVe enacted legislative order, evictions (COVID-19) pand date that such the UNPAID RENT	ation on their ow on moratorium of andemic. The pa unpaid rent was/	n, or a rrent do aragrap is due.	n executivelay laws phay laws phay laws to helow of the contraction of	OVID-19 Te for thosermitting contain th	enant F se gove a tenan e Landl	Relief Act of 2 rning bodies t to delay ren ord's represe	2020, and many cities has mandated by an it payments as a result entation of the amount
		March 2020	April 2020	May 2	2020	June 202	20	July 2020	August 2020
	Rent Due							,	J
	Rent Paid					<u> </u>			
	Unpaid Rent								
		September 2020	October 2020		Novembe	r 2020	Decer	nber 2020	January 2021
	Rent Due			7					
	Rent Paid			7			i i		
	Unpaid Rent								
		d Rent: \$ as due on the first o		month	unless oth	nerwise s	tated he	re:	·
By s and	signing below, La allowed under th	andlord represents ne terms of the Lea	s that the amounase.	ts dem	anded and	dates sp	ecified i	n paragraph	2 above are accurate
Lan	dlord								Date
Lan	dlord							[Date
By s Ren	signing below, Te t Calculation.	enant acknowledg	es that each has	read, ı	understand	ls, and re	ceived a	a copy of, thi	is Coronavirus Unpaid
Ten	ant								Date
Ten	ant								Date

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TENANT DECLARATION OF COVID-19 RELATED FINANCIAL DISTRESS

(C.A.R. Form DCFD, 9/21/20)

То	: ("Landlord")
	m currently unable to pay my rent or other financial obligations under the lease in full because of one or more of the lowing:
1.	Loss of income caused by the COVID-19 pandemic.
2.	Increased out-of-pocket expenses directly related to performing essential work during the COVID-19 pandemic.
3. 4.	Increased expenses directly related to health impacts of the COVID-19 pandemic. Childcare responsibilities or responsibilities to care for an elderly, disabled, or sick family member directly related to the COVID-19 pandemic that limit my ability to earn income.
5.	Increased costs for childcare or attending to an elderly, disabled, or sick family member directly related to the COVID-19 pandemic.
6.	Other circumstances related to the COVID-19 pandemic that have reduced my income or increased my expenses.
	Any public assistance, including unemployment insurance, pandemic unemployment assistance, state disability insurance (SDI), or paid family leave, that I have received since the start of the COVID-19 pandemic does not fully make up for my loss of income and/or increased expenses.
Sig	gned under penalty of perjury:
Da	ated:
Те	nant
Te	nant

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NOTICE TO TENANT OF COVID-19 TENANT RELIEF ACT OF 2020

(C.A.R. Form NTRA, 9/9/20)

To:			("Tenant")
and any other occupant(s) in possession of the premises located at:			(Street Address)
(Unit/Apartment #)	(City)	(State)	(Zip Code)
("Premises"). Other notice address if different from Premises above:			

"NOTICE FROM THE STATE OF CALIFORNIA: The California Legislature has enacted the COVID-19 Tenant Relief Act of 2020 which protects renters who have experienced COVID-19-related financial distress from being evicted for failing to make rental payments due between March 1, 2020, and January 31, 2021.

"COVID-19-related financial distress" means any of the following:

- 1. Loss of income caused by the COVID-19 pandemic.
- 2. Increased out-of-pocket expenses directly related to performing essential work during the COVID-19 pandemic.
- 3. Increased expenses directly related to the health impact of the COVID-19 pandemic.
- 4. Childcare responsibilities or responsibilities to care for an elderly, disabled, or sick family member directly related to the COVID-19 pandemic that limit your ability to earn income.
- 5. Increased costs for childcare or attending to an elderly, disabled, or sick family member directly related to the COVID-19 pandemic.
- 6. Other circumstances related to the COVID-19 pandemic that have reduced your income or increased your expenses.

This law gives you the following protections:

- 1. If you failed to make rental payments due between March 1, 2020, and August 31, 2020, because you had decreased income or increased expenses due to the COVID-19 pandemic, as described above, you cannot be evicted based on this nonpayment.
- 2. If you are unable to pay rental payments that come due between September 1, 2020, and January 31, 2021, because of decreased income or increased expenses due to the COVID-19 pandemic, as described above, you cannot be evicted if you pay 25 percent of the rental payments missed during that time period on or before January 31, 2021.

You must provide, to your landlord, a declaration under penalty of perjury of your COVID-19-related financial distress attesting to the decreased income or increased expenses due to the COVID-19 pandemic to be protected by the eviction limitations described above. Before your landlord can seek to evict you for failing to make a payment that came due between March 1, 2020, and January 31, 2021, your landlord will be required to give you a 15-day notice that informs you of the amounts owed and includes a blank declaration form you can use to comply with this requirement.

If your landlord has proof of income on file which 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, your landlord may also require you to provide documentation which shows that you have experienced a decrease in income or increase in expenses due to the COVID-19 pandemic. Your landlord must tell you in the 15-day notice whether your landlord is requiring that documentation. Any form of objectively verifiable documentation that demonstrates the financial impact you have experienced is sufficient, including a letter from your employer, an unemployment insurance record, or medical bills, and may be provided to satisfy the documentation requirement.

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EQUAL HOUSING OPPORTUNITY It is very important you do not ignore a 15-day notice to pay rent or quit or a notice to perform covenants or quit from your landlord. If you are served with a 15-day notice and do not provide the declaration form to your landlord before the 15-day notice expires, you could be evicted. You could also be evicted beginning February 1, 2021, if you owe rental payments due between September 1, 2020, and January 31, 2021, and you do not pay an amount equal to at least 25 percent of the payments missed for that time period.

For information about legal resources that may be available to you, visit lawhelpca.org." [Code of Civil Procedure Section 1179.04(a).]

Landlord			D)ate
	(Owner or Ag		_	
Landlord	(Owner or Ag	ent)	D)ate
	(Silling of Signature)	····,		
Address		City	State	Zip
Telephone	Fax	E-mail _		
DELIVERY OF NOTICE/PROC	F OF SERVICE:			
This Notice was served by In the following manner:			on	(date)
Service may be made in any of t	he following methods.	Emailing this notice does no	ot satisfy the requireme	ents of California law.
 2. Substituted ser of the Notice was I business and a cop 3. Posting and Mabe ascertained or locations): A copy 	e: A copy of the Notice vice (If Tenant is absorber with a person of suit by was mailed by first claining (May be used on if known then only if	was personally delivered tent from Tenant's reside table age and discretion a ass mail, postage prepaid, nly if the Tenant's reside no person of suitable age at to a conspicuous place	to the above-named To the above-named To the Or usual place out the Tenant's resident to the Tenant at the Pence or usual place of and discretion car	enant. of business): A copy nce or usual place of remises. of business cannot n be found at those
I declare under penalty of perjuit	ry under the laws of the	State of California that the	foregoing is true and	correct.
(Signature of person serving No	otice)			(Date)
(i illicitatio)				
	(Keep a	copy for your records.)		

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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.F	(C.A.R. Form NTT-CTRA, Revised 10/xx/20)				
To:				("Tenant")		
and any oth	ther occupant(s) in possession of the premises located at:	(Street Addr				
(City)		(State)	(Zip Code)	("Premises").		
YOUR TEN	NANCY IN THE PREMISES IS TERMINATED AS STATE	D BELOW. ((CHECK THE BOX THAT	APPLIES.)		
can increas may termin For more in that reside covered by	nt Protection Act of 2019, aka AB 1482, ("TPA") The lase rent to a residential tenant ("Rent Cap") and (ii) identinate a tenancy and evict a tenant ("Just Cause"). Exemption formation, see the IMPORTANT NOTES below. The COllectial tenants who are natural persons can only be by or exempt from the TPA. Landlord is strongly advised is familiar with both the TPA and CTRA before terminating	fied a limited tions exist to VID-19 Tenar evicted "for d to seek cou	number of reasons that a both the Rent Cap and J nt Relief Act of 2020 ("C cause" whether or not insel from a qualified Calif	property owner lust Cause laws. TRA") requires the property is fornia real estate		
and just ca part. If pro ordinance from a qua	t control and eviction laws. Many cities and counties had ause eviction requirements. These laws may conflict with coperty owner is uncertain whether the property or telegoverning rent increases and just cause requirement unlified California real estate attorney who is familial rior to serving this notice.	n, preempt or nancy is exe ts, property	be preempted by the TP empt from the TPA or su owner is advised to see	A, in whole or in bject to a local k legal counsel		
	on of Residential Tenancies Prior to February 1, 2021 FIES OR TENANCIES COVERED BY THE CTRA:	, If Tenant is	s a Natural Person			
	our tenancy, if any, in the Premises is terminated 60 days whichever is later), for the following reason:	s from servic	ee of this Notice, or on			
A.	 Family Move-In. Owner, or owner's spouse, do grandchildren, intend to occupy the Premises. Tenar terminate the tenancy for such a reason (C.A.R. Form F 	nt has previo	usly agreed that owner r	ts, children or nay unilaterally		
В.	. \square Owner intends to withdraw the Premises from the ren	tal market.				
C.	 Owner intends to demolish or substantially remodel necessary to maintain the habitability of the Premises. 	the Premises	s. Only applies if the wor	k to be done is		
D.	. Owner intends to comply with (i) an order of a government or premises, or direction to vacate OR (ii) a local ordinance.	ernment age ce that manda	ncy or court regarding ha ates the Premises be vaca	abitability of the ated.		
E.	 Owner has entered into a contract to sell the Premisereside in the Premises; AND Title to the Premises is sep a single-family unit or condominium) AND Owner has pexemption (C.A.R. Form RCJC dated). 	arately aliena	able from any other dwellin	ig unit (e.g., it is		
mont	ept as specified below, if 1A – 1D applies, tenant is entitle of this rent. Owner elects to compensate tenant by waiving widing direct payment to toget within 15 calendar days of	rent for the fir	nal month of tenancy, or, if	nt equal to one- f checked, □ by		

providing direct 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. This relocation payment is not required if the landlord would not otherwise be required to pay it pursuant to Section 1946.2 of the Civil Code or any other law.

- **OR 2.** Your tenancy, if any, in the Premises is terminated **30 days** from service of this Notice or on _ (whichever is later). Only applies if **all** of the following are met:
 - **A.** Landlord has entered into a contract to sell the Premises to a natural person(s);
 - B. AND Purchaser intends to reside in the Premises for at least one year following the termination of the tenancy in the Premises;
 - C. AND Landlord has established an escrow with an escrow company licensed by the Department of Corporations, Department of Insurance or a licensed Real Estate Broker;
 - D. AND Escrow was opened 120 or fewer days prior to the delivery of this Notice;
 - E. AND Title to the Premises is separately alienable from any other dwelling unit (i.e., it is a single-family unit or condominium);
 - **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; ● a limited liability company with a corporate member; or ● a real estate investment trust. For this exemption to apply, 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; QR 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) _				Date		
Landlord (Owner or Agent)	,			Date		
Address		City		State	Zip	
Telephone	Fax	E	E-mail			



DELIVE	ERY OF NOTICE/PROOF OF SERVICE:		
This	s Notice was served by	, on	(date)
In th	ne following manner: (if mailed, a copy was mailed	at	(Location))
Em	ailing a notice does not satisfy the requirements of	Code of Civil Procedure §§1162(a) or 116	2(b).
alte	comply with state law, service attempts must ernative to that procedure, service may be don the notice.	be done in the following order: A, the ne by completing D, but additional time	en B, then C. As an should be provided
A.	☐ Personal service. A copy of the Notice was pe	ersonally delivered to the above named Ter	nant.
B.	NOTE: SUBSTITUTED SERVICE MAY BE US RESIDENCE OR USUAL PLACE OF BUSINESS	SED IF THE TENANT IS ABSENT FR	ROM THE TENANT'S
	☐ Substituted service . A copy of the Notice waresidence or usual place of business and a copy was a copy when the substituted service.	as left with a person of suitable age and dis was mailed to the Tenant at the Premises.	scretion at the Tenant's
C.	NOTE: POSTING AND MAILING OF THE NOTI USUAL PLACE OF BUSINESS CANNOT BE AS SUITABLE AGE AND DISCRETION CAN BE FO	SCERTAINED OR IF KNOWN THEN ONL	IT'S RESIDENCE OR Y IF NO PERSON OF
	☐ Post and mail. A copy of the Notice was affixed to the Tenant at the Premises.	d to a conspicuous place on the Premises a	and a copy was mailed
D.	NOTE: IN THE ALTERNATIVE TO THE ABOVE SERVED BY CERTIFIED OR REGISTERED MAI		, A TENANT MAY BE
	☐ Certified/Registered mail. A copy of the No Registered mail. Before filing a legal action based served in California, ten (10) additional days if ser of the United States.	I on this notice, a tenant should be given five	ve (5) additional days it
declar	e under penalty of perjury under the laws of the Sta	ate of California that the foregoing is true ar	nd correct.
(Signatu	re of person serving Notice)	(Date)	
(Print Nar	me)		

(Keep a copy for your records)

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NOTICE TO CURE OR PERFORM COVENANT OR QUIT:

COVID Tenant Relief Act

(FOR RESIDENTIAL TENANCIES IF TENANT IS A NATURAL PERSON – NON-MONETARY OBLIGATIONS)

(FOR NON-RENT MONETARY OBLIGATIONS INCURRED BETWEEN MARCH 1, 2020 AND JANUARY 31, 2021, USE FORM PMC-CPP OR PMC-TP, OR BOTH, INSTEAD)

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

То	То:			("Tenant")		
an	and any other occupant(s) in possession of the premi	ises located at	:			
			(Street Address)	(Unit/Apartment #)		
		(City)	(State)	(Zip Code) ("Premises").		
Ot	Other notice address if different from Premises above	e:				
ca ma	The Tenant Protection Act of 2019, aka AB 1482, can increase rent to a residential tenant ("Rent Cap") may terminate a tenancy and evict a tenant ("Just CaFor more information, see the IMPORTANT NOTE	ànd (ii) identi ause"). Exemp	fied a limited number of re	asons that a property owner		
co or a le	Local rent control and eviction laws. Many cities control and just cause eviction requirements. These learning in part. If property owner is uncertain whether a local ordinance governing rent increases and legal counsel from a qualified California real estaproperty is located prior to servicing this notice.	laws may confl r the property I just cause ate attorney w	ict with, preempt or be pre- or tenancy is exempt frequirements, property	empted by the TPA, in whole rom the TPA or subject to owner is advised to seek		
NC	NOTICE TO THE ABOVE-NAMED PERSON(S) AND A	NY OTHER O	CCUPANTS OF THE ABOV	E-REFERENCED PREMISES:		
CO	WITHIN 3 DAYS, excluding Saturdays, Sundays, and comply with the following:	other judicial l	nolidays, from service of th	is Notice you are required to		
	 □ Sign the previously provided, or if checked, □ attached written extension or renewal of your lease, provided that the extension or renewal is of a similar duration and on similar term as your expiring (or expired) lease. The inclusion of (the notice requirements of the TPA or (ii) an increased rent amount allowed pursuant to the TPA shall be deemed to be of similar terms of your expiring (or expired) lease. □ Allow the owner or owner's agent to enter the Premises to make necessary or agreed repairs or services, or show the Premises to actual or prospective purchasers or tenants or other reason specified in Civil Code §§1101.5 or 195 					
_	or §§13113.7 and 17926.1 of the Government Co					
ა.	3. ☐ Perform the following covenant or cure the follo	owing breach o				
						
	If you do not comply with the item(s) checked aborto quit (C.A.R. Form NTQ) without any further op not only damages and possession, but also a seprocedure § 1174).	portunity to cu	ire. After that time, a lega	I action will be filed seeking		
N(NOTICE: Pursuant to California Civil Code, §1785.26 credit record may be submitted in the future to a cre	s, you are herek edit reporting a	by notified that a negative o	redit report reflecting on your ne terms of your rental/credit		

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EQUAL HOUSING OPPORTUNIT

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; ● a limited liability company with a corporate member; or ● a real estate investment trust. For this exemption to apply, 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. The COVID-19 Tenant Relief Act of 2020 ("CTRA") requires that until February 1, 2021 residential tenants who are natural persons can only be evicted "for cause" whether the property is covered by or exempt from the TPA.

ndlord _	(0	Date	
ndlord _	(Owner or Agent) (Owner or Agent)	Date	
ldress _	(Owner or Agent) City	State	Zip
lephone	e E-mail		
This N		, on	,
Email	ling a notice does not satisfy the requirements of Code of Civil Proc	edure §§1162(a) or 1162	2(b).
То со	emply with state law, service attempts must be done in the fol	lowing order: A, then E	3, then C.
Α	. — Personal service. A copy of the Notice was personally delivened by the Notice was personal	vered to the above name	d Tenant.
В	B. NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TE RESIDENCE OR USUAL PLACE OF BUSINESS.	ENANT IS ABSENT FF	ROM THE TENANT'S
	 Substituted service. A copy of the Notice was left with a Tenant's residence or usual place of business and a copy w 		
С	C. NOTE: POSTING AND MAILING OF THE NOTICE MAY BE USE USUAL PLACE OF BUSINESS CANNOT BE ASCERTAINED OF SUITABLE AGE AND DISCRETION CAN BE FOUND AT T	OR IF KNOWN THEN C	
	Post and mail. A copy of the Notice was affixed to a consp mailed to the Tenant at the Premises.	icuous place on the Prei	mises and a copy was
I dec	clare under penalty of perjury under the laws of the State of Californi	a that the foregoing is tru	ue and correct.
(Sigr	nature of person serving Notice)	(Date)	
(Prin	nt Name)		

(Keep a copy for your records)

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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 o	of the premises located at:		
		(Street Address)	(Unit/Apartment #)
Other notice address if different from Pren	(City)	(State)	(Zip Code) ("Premises").
Other notice address if different from Pren	nises above:		
The Tenant Protection Act of 2019, ake can increase rent to a residential tenant (may terminate a tenancy and evict a tenancy more information, see the IMPORT	"Rent Cap") and (ii) identif ant ("Just Cause"). Exemp	ied a limited number of re	asons that a property owner
Local rent control and eviction laws. control and just cause eviction requireme or in part. If property owner is uncerta a local ordinance governing rent incl legal counsel from a qualified Californ property is located prior to servicing	nts. These laws may confli ain whether the property reases and just cause r iia real estate attorney w	ct with, preempt or be pre or tenancy is exempt tequirements, property	empted by the TPA, in whole rom the TPA or subject to owner is advised to seek
PROPERTIES OR TENANCIES COVERED	BY THE TPA:		
Notice to the above-named person(s) a	nd any other occupants o	f the above-referenced F	Premises:
WITHIN 15 DAYS, excluding Saturdays, sto comply with the following:	Sundays, and other judicia	I holidays, from service of	this Notice you are required
Pay the required monetary obligation as follows (Do Not Use for resider and January 31, 2021. Use form	ntial non-rent monetary	oligation other than rent in obligations incurred be	the amount specified below, stween September 1, 2020
(i) Past Due Amount: \$	required by		
\$	required by		
\$	required by		
Total Due: \$ (ii) If applicable, check, money orde	er, draft or instrument, shal		
(iii) Payment shall be <u>delivered to</u> :			(specific individual)
whose phone number is	, at		, , , , , , , , , , , , , , , , , , ,
			(Address)
(iv) \square Payment may be delivered in	person between the hours	of on the fo	llowing days:
If you do not comply with the item(s) check without any further opportunity to cure. After also a statutory damage penalty of up to \$6	er that time, a legal action wi	Il be filed seeking not only o	
PROPERTIES OR TENANCIES NOT Squalified California real estate lawyer who			
WITHIN 15 DAYS, excluding Saturdays, time is specified in paragraph 7, you ar possession. If you do not do so, your te seeking not only damages and possession Procedure § 1174).	e required to comply with enancy in the Premises is t	the following or vacate terminated. After that tim	the Premises and surrender e, a legal action will be filed
1. ☐ Allow the owner or owner's agent the Premises to actual or prospective or §§13113.7 and 17926.1 of the Go	e purchasers or tenants or	nake necessary or agreed other reason specified in	repairs or services, or show Civil 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 <u>delivered to</u> : (specific individual)
	whose phone number is, at
	(Address)
	(iv) □ Payment may be delivered in person between the hours of on the following days:
3.	☐ 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):

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; ● a limited liability company with a corporate member; or ● a real estate investment trust. For this exemption to apply, 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.

- 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, 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



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.

andlord(Owner or Agent) Date	Zip
City	Zip
City State	
E-mail DELIVERY OF NOTICE/PROOF OF SERVICE: This Notice was served by	
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, th A. Personal service. A copy of the Notice was personally delivered to the above named To B. NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TENANT IS ABSENT FROM RESIDENCE OR USUAL PLACE OF BUSINESS. Substituted service. A copy of the Notice was left with a person of suitable age and	(date)
This Notice was served by	(date)
In the following manner: (if mailed, a copy was mailed at 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, th A. □ Personal service. A copy of the Notice was personally delivered to the above named To B. NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TENANT IS ABSENT FROM RESIDENCE OR USUAL PLACE OF BUSINESS. □ Substituted service. A copy of the Notice was left with a person of suitable age and	(date)
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, th A. Personal service. A copy of the Notice was personally delivered to the above named To B. NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TENANT IS ABSENT FROM RESIDENCE OR USUAL PLACE OF BUSINESS. Substituted service. A copy of the Notice was left with a person of suitable age and	(date)
To comply with state law, service attempts must be done in the following order: A, then B, the A. Personal service. A copy of the Notice was personally delivered to the above named To B. NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TENANT IS ABSENT FROM RESIDENCE OR USUAL PLACE OF BUSINESS. Substituted service. A copy of the Notice was left with a person of suitable age and	(Location))
To comply with state law, service attempts must be done in the following order: A, then B, the A. Personal service. A copy of the Notice was personally delivered to the above named To B. NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TENANT IS ABSENT FROM RESIDENCE OR USUAL PLACE OF BUSINESS. Substituted service. A copy of the Notice was left with a person of suitable age and	ı.
 A.	
B. NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TENANT IS ABSENT FROM RESIDENCE OR USUAL PLACE OF BUSINESS.	
Substituted service. A copy of the Notice was left with a person of suitable age and Tenant's residence or usual place of business and a copy was mailed to the Tenant at the	
remains residence of askar place of basiness and a sopy was malied to the remains at the	d discretion at the ne Premises.
C. NOTE: POSTING AND MAILING OF THE NOTICE MAY BE USED ONLY IF THE TENANT'S USUAL PLACE OF BUSINESS CANNOT BE ASCERTAINED OR IF KNOWN THEN ONL' 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 Premise mailed to the Tenant at the Premises.	es and a copy was
I declare under penalty of perjury under the laws of the State of California that the foregoing is true a	and correct.
(Signature of person serving Notice) (Date)	
(Print Name)	

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525 South Virgil Avenue, Los Angeles, California 90020

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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)

10:						("Tenant")
and a	any other occupant(s) i	in possession of the pr	remises located a	t:		
					(Street Address)	(Unit/Apartment #)
				(City)	(State)	(Zip Code) ("Premises").
Othe	notice address if diffe	erent from Premises ab	oove:			
rent and	to a residential tenant	("Rent Cap") and (ii) i Cause"). Exemptions	identified a limited	d number of rea	asons that a property own	property owner can increase er may terminate a tenancy nore information, see the
caus is un and	se eviction requirement ncertain whether the just cause requirement	ts. These laws may cor property or tenancy ents, property owner	nflict with, preemp is exempt from t is advised to se	ot or be preemp the TPA or sub teck legal coun	oted by the TPA, in whole o	mpose rent control and just r in part. If property owner governing rent increases fornia real estate attorney ce.
PRC	PERTIES OR TENAN	ICIES COVERED BY T	ГНЕ ТРА:			
					ve-referenced Premises	
	HIN 15 DAYS, excludi the following:	ing Saturdays, Sunday	s, and other judic	cial holidays, fr	om service of this Notice	you are required to comply
1.	Pay the required mod (Do Not Use for restorm PMC-CPP inst	sidential non-rent mo	ch is past due, for onetary obligation	obligation others incurred b	er than rent in the amount petween March 1, 2020 a	specified below, as follows and August 31, 2020. Use
	(i) Past Due Amoun	it: \$	_ required by			
		\$	required by			
		\$	required by			
	Total Due:	\$				
		ck, money order, draft	or instrument, sh		-	
	(iii) Payment shall b	oe <u>delivered</u> to:				(specific individual)
	whose phone number	er is	,	at		
						(Address)
	(iv) □ Payment may	be delivered in person	on between the I	nours of	on the following	days:
any '	further opportunity to c		egal action will be	filed seeking r		3-day notice to quit without session, but also a statutory
PR0 real	OPERTIES OR TENAN estate lawyer who is f	NCIES NOT SUBJECT amiliar with the TPA 20	T TO THE TPA: La 019 before selecti	andlord is stron ng any of the o	gly advised to seek couns ptions below.	el from a qualified California
spe do s	cified in paragraph 7, y so, your tenancy in the	ou are required to com	nply with the follow d. After that time,	wing or vacate a legal action w	the Premises and surrend vill be filed seeking not only	ce, unless a longer time is er possession. If you do not y damages and possession,
2.	Not Use for resider is a natural person.	ntial non-rent moneta . Use form PMC-CPP	ary obligations i instead):	ncurred between		ecified below, as follows (Do August 31, 2021 if Tenant
		\$	required by _			
		\$	required by _			
	Total Due:	\$				

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ii) Payment sha	be delivered to:	(specific individual) whose phone
number is	, at	
		(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; ● a limited liability company with a corporate member; or ● a real estate investment trust. For this exemption to apply, 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.

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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		by to Lim by requestion fail to the pan 15-ce of CO	the Departmen its for 2020. A this notice becuired to submit this diress, and you of eviction protected promises backeries, and yound and notice expiring the premant Religible.	nt of Housing a sa result, if yo cause you have to your landlo tion of COVID-tocumentation to hot either pay ack to your land tions enacted our landlord carries."	and Communion claim that you claim that you claim that you claim that you can be amount of the amount of the Califon begin evicti	ty Developm you are unab COVID-19-relation support ancial distres your declarated demanded in red by this n rnia Legislate on proceedin	nent in the Official to pay the a sted financial ting your claims provided with ion of COVID-this notice or otice, you will args against your stell against your stellar against your your stellar against your stellar against your your your your your your your your	cated, as published ficial State Income amount demanded distress, you are not together with the hothis notice. If you 19-related financial deliver possession not be covered by tof the COVID-19 ou as soon as this C.A.R. Form CTRA),
OR E	3. (C	Attache C.A.R. Fo Septen	ed to this Notice to Pa orm CTRA). This pa	ay COVID Transition aragraph is only appl paragraph is only ap	Period Rent or Qui licable if the Notic	iit is a copy of a N e to Pay COVID 1	lotice of COVID-19 Transition Period Re	Tenant Relief Act of 2020 ent or Quit is served prior enant or Quit is served on
Land	میما						D	ate
Lanu	oru _		(Owner or Agent)				D	ale
			(Owner or Agent)				D	ate
							2	
							State	Zip
				_ Fax	E-n	nail		
			OOF OF SERVICE:					
7	his N	lotice wa	as served by				, on	(date)
I	n the	followin	g manner: (if mailed	, a copy was mailed	at			(Location))
E	maili	ng a not	tice does not satisfy	the requirements of	Code of Civil Pro	cedure §§1162(a) or 1162(b).	
٦	о со	mply w	ith state law, servi	ce attempts must b	oe done in the fo	llowing order: A	A, then B, then C.	
	Α	. 🗆	Personal service. A	A copy of the Notice	was personally de	elivered to the ab	ove named Tenant	
	В		E: SUBSTITUTED S AL PLACE OF BUS		JSED IF THE TEN	IANT IS ABSEN	T FROM THE TEN	ANT'S RESIDENCE OR
			Substituted servic residence or usual p	ce. A copy of the Notace of business and	lotice was left wi d a copy was mail	h a person of s ed to the Tenant	uitable age and di at the Premises.	scretion at the Tenant's
	С	PLA	CE OF BUSINESS		RTAINED OR IF	KNOWN THEN (RESIDENCE OR USUAL SON OF SUITABLE AGE
			Post and mail. A co Tenant at the Premis		s affixed to a cons	picuous place on	the Premises and	a copy was mailed to the
	l dec	lare un	der penalty of perj	jury under the laws	s of the State of	California that t	he foregoing is tru	ue and correct.
	(Sigr	nature of	person serving Notice)			(Date)	
	(Prin	it Name)						
				(Keep	a copy for your	ecords.)		

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

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Reviewed by





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

То):			("Tenant")
an	d any other occupant(s) in possession of the premises	located at:		
			(Street Address) _	(Unit/Apartment #)
		(City)	(State)	_(Zip Code) ("Premises").
Otl	her notice address if different from Premises above:			
				-
1.	Notice to the above-named person(s) and any otl	her occupants	of the above-reference	ed Premises:
	WITHIN 15 DAYS, excluding Saturdays, Sundays, and	d other judicial ho	olidays, from service of th	is Notice you are required
	to (i) Pay Rent, which is past due (see Paragraph 2), (
	3), or (iii) Sign, under penalty of perjury, and deliver	to Landlord, the	Declaration specified in	paragraph 4B below and
^	attached to this Notice.			
۷.	Rent Due and Payment: A. The total amount of rent which is past due is \$			
	B. Z The total amount and the date each payment by	 became due is s	pecified in the attached	Coronavirus Unpaid Rent
	Calculation Addendum (C.A.R. Form CURC).			•
	C. If applicable, check, money order, draft or instrum			
	D. Rent shall be delivered to:			
	whose phone number is,	at		
				(Address)
	E. □ Rent may be delivered in person between the	hours of		
	on the following days:			·
3.	Vacate the Premises and surrender possession.			
	If you do not pay the past due amount or give up pos	ssession by the	required time, or sign at	nd deliver the Declaration
	specified in paragraph 4, and you continue to occup legal action will be filed seeking not only damages and			
	(California Code of Civil Procedure § 1174). As requ			

- 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, 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 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	Ac	t 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(Owner or Agent)	Date
(Owner or Agent) _andlord	Date
_andlord(Owner or Agent)	
AddressCity	
Telephone Fax E-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 of Civil Procedure §§1	1162(a) or 1162(b).
To comply with state law, service attempts must be done in the following or	* /
A. Personal service. A copy of the Notice was personally delivered to the	
B. NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TENANT IS RESIDENCE OR USUAL PLACE OF BUSINESS.	
Substituted service. A copy of the Notice was left with a person of 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 KN OF SUITABLE AGE AND DISCRETION CAN BE FOUND AT THOSE LO	NOWN THEN ONLY IF NO PERSON
Post and mail. A copy of the Notice was affixed to a conspicuous pla mailed to the Tenant at the Premises.	ace 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.
(Signature of person serving Notice)	(Date)
(Print Name) (Keep a copy for 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	ny other occupant(s) in possession of	the premises located	at:		
			(Street Address)	(Unit/Apartment #)
		((City) (S	tate)	(Zip Code) ("Premises").
Other	notice address if different from Premis				
to 3	lotice to the above-named person(s VITHIN 15 DAYS, excluding Saturdays o (i) Pay Rent, which is past due (see F), or (iii) Sign, under penalty of perjun- ttached to this Notice.	, Sundays, and other ju Paragraph 2), (ii) Vaca	udicial holidays te the Premises	, from service of t s and surrender p	his Notice you are required possession (see Paragraph
B	Rent Due and Payment: The total amount of rent which is pay The total amount and the date extended to Calculation Addendum (C.A.R. Formallia). If applicable, check, money order, descriptions.	ach payment became m CURC).	·		·
D	Rent shall be <u>delivered</u> to: whose phone number is				(specific individual)
					(Address)
E	□ Rent may be delivered in person on the following days:		·		

3. Vacate the Premises and surrender possession.

If you do not (i) pay the past due amount or (ii) give up possession by the required time, or (iii) sign and deliver the Declaration specified in paragraph 4 within the time specified in paragraph 1, and pay 25% of the amount due no later than January 31, 2021, and you continue to occupy the Premises, Landlord declares a forfeiture of the lease and a legal action will be filed seeking not only damages and possession, but also a statutory damage penalty of up to \$600.00 (California Code of Civil Procedure § 1174). As required by law, 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 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.

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			Date	
(Own	er or Agent)			
Landlord(Own			Date_	
(Own	er or Agent)			
Address		City	State	Zip
Telephone	Fax	E-mail		
6. DELIVERY OF N	OTICE/PROOF OF SERVIC	E:		
This Notice was s	erved by		, on	(date)
In the following m	anner: (if mailed, a copy was i	mailed at		(Location))
Emailing a notice	does not satisfy the requirem	ents of Code of Civil Procedu	re §§1162(a) or 1162(b)	
To comply with	state law, service attempts	must be done in the follow	ing order: A, then B, th	nen C.
A. Pers	onal service. A copy of the N	Notice was personally delivere	ed to the above named T	enant.
	UBSTITUTED SERVICE MAICE OF	AY BE USED IF THE TENA BUSINESS.	NT IS ABSENT FROM	THE TENANT'S
□ Subs Tena	tituted service. A copy of the nt's residence or usual place	the Notice was left with a pe of business and a copy was r	rson of suitable age an mailed to the Tenant at the	d discretion at the ne Premises.



C. NOTE: POSTING AND MAILING OF THE NOTICE MAY E USUAL PLACE OF BUSINESS CANNOT BE ASCERTA OF SUITABLE AGE AND DISCRETION CAN BE FOUND	INED OR IF KNOWN THEN ONLY IF NO PERSON
 Post and mail. A copy of the Notice was affixed to a mailed to the Tenant at the Premises. 	conspicuous place on the Premises and a copy was
I declare under penalty of perjury under the laws of the State of Ca	alifornia that the foregoing is true and correct.
(Signature of person serving Notice)	(Date)
(Print Name)	

(Keep a copy for your records.)

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c ______525 South Virgil Avenue, Los Angeles, California 90020





FAIR HOUSING & DISCRIMINATION ADVISORY

(C.A.R. Form FHDA, 10/20)

- EQUAL ACCESS TO HOUSING FOR ALL: All housing in California is available to all persons. Discrimination as noted below is prohibited by law. Resources are available for those who have experienced unequal treatment under the law.

 FEDERAL AND STATE LAWS PROHBIT DISCRIMINATION AGAINST IDENTIFIED PROTECTED CLASSES:

 A. FEDERAL FAIR HOUSING ACT ("FHA") Title VIII of the Civil Rights Act; 42 U.S.C. §§ 3601-3619; Prohibits discrimination in
- - sales, rental or financing of residential housing against protected classes;
 CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT ("FEHA") California Government Code ("GC") §§12900-12996,12955;
 2 California Code of Regulations ("CCR") §§12005-12271; Prohibits discrimination in sales, rental or financing of housing opportunity against persons in protected classes by providers of housing accommodation and financial assistance services as related to housing:
 - CALIFORNIA UNRUH CIVIL RIGHTS ACT ("Unruh") California Civil Code ("CC") §51; Prohibits business establishments from discriminating against, and requires full and equal accommodation, advantages, facilities, privileges, and services to persons in
 - AMERICANS WITH DISABILITIES ACT ("ADA") 42 U.S.C. §§12181-12189; Title III of the ADA prohibits discrimination based on disability in public accommodations; and
 - E. OTHER FAIR HOUSING LAWS: Section 504 of Rehabilitation Act of 1973 29 U.S.C. §794; Ralph Civil Rights Act CC §51.7.; California Disabled Persons Act; CC §\$54-55.32; any local city or county fair housing ordinances, as applicable.

 POTENTIAL LEGAL REMEDIES FOR UNLAWFUL DISCRIMINATION: Violations of fair housing laws may result in monetary
- civil fines, injunctive relief, compensatory and/or punitive damages, and attorney fees and costs.

 PROTECTED CLASSES/CHARACTERISTICS: Whether specified in Federal or State law or both, discrimination against persons
- if based on that person's belonging to, association with, or perceived membership to, any of the following classes or categories is prohibited.

Race	Color	Ancestry	National Origin	Religion
Sex	Sexual Orientation	Gender	Gender Identity	Gender Expression
Marital Status	Familial Status (family with a child or children under 18)	Source of Income (e.g., Section 8 Voucher)	Disability (Mental & Physical)	Medical Condition
Citizenship	Primary Language	Immigration Status	Military/Veteran Status	Age
Criminal History (non-relevant convictions)			Any arbitrary charact	teristic

THE CALIFORNIA DEPARTMENT OF REAL ESTATE REQUIRES TRAINING AND SUPERVISION TO PREVENT HOUSING **DISCRIMINATION BY REAL ESTATE LICENSEES:**

- California Business & Professions Code ("B&PC") §10170.5(a)(4) requires 3 hours of training on fair housing for DRE license renewal; Real Estate Regulation §2725(f) requires brokers who oversee salespersons to be familiar with the requirements of federal and state laws relating to the prohibition of discrimination.
- B. Violation of DRE regulations or real estate laws against housing discrimination by real estate licensee may result in the loss or suspension of the licensee's real estate license. B&PC §10177(I)(1); 10 CCR §2780

 REALTOR® ORGANIZATIONS PROHIBIT DISCRIMINATION: NAR Code of Ethics Article 10 prohibits discrimination in employment
- practices or in rendering real estate license services against any person because of race, color, religion, sex handicap, familial status, national origin, sexual orientation, or gender identity by REALTORS®.

 WHO IS REQUIRED TO COMPLY WITH FAIR HOUSING LAWS?

Below is a non-exclusive list of providers of housing accommodations or financial assistance services as related to housing who are most likely to be encountered in a housing transaction and who must comply with fair housing laws.

- Sellers
- Real estate licensees
- Mobilehome parks
- Insurance companies
- Landlords
- Real estate brokerage firms
- Homeowners Associations ("HOA");
- Government housing services
- Sublessors
- Property managers
- Banks and Mortgage lenders

EXAMPLES OF UNLAWFUL OR IMPROPER HOUSING CONDUCT BASED ON A PROTECTED CLASS OR CHARACTERISTIC:

- Refusing to negotiate for a sale, rental or financing or otherwise make a housing opportunity unavailable; failing to present offers due to a person's protected status;
- Refusing or failing to show, rent, sell or finance housing; "channeling" or "steering" a prospective buyer or tenant to or away from a particular area due to that person's protected status or because of the racial, religious or ethnic composition of the neighborhood;
- "Blockbusting" or causing "panic selling" by inducing a listing, sale or rental based on the grounds of loss of value of property, increase in crime, or decline in school quality due to the entry or prospective entry of people in protected categories into the
- Making any statement or advertisement that indicates any preference, limitation, or discrimination;
- Having, promoting or encouraging housing practices that may not be motivated by discriminatory intent but have a discriminatory effect, without legally sufficient justification such as:

 (i) Refusing to rent an upper level unit to an elderly tenant out of concern for the tenant's ability to navigate stairs,

 - Refusing to rent a house with a pool to a person with young children out of concern for the children's safety, or (iii) Asking for or offering buyer personal information, or support letters, especially with photos, as those letters may inadvertently
 - reveal, or be perceived as revealing, protected status information thereby increasing the risk of unconscious bias and potential legal claims against sellers and others by prospective buyers whose offers were rejected;
- Inquiring about protected characteristics (such as asking tenant applicants if they are married, or prospective purchasers if they have children or are planning to start a family);

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- G. Using criminal history information before otherwise affirming eligibility, and without a legally sufficient justification;
- Failing to assess financial standard based on the portion of the income responsible by a tenant who receives government subsidies (such as basing an otherwise neutral rent to income ratio on the whole rent rather than just the part of rent that is the tenant's responsibility);
- Denying a home loan or homeowner's insurance;
- Offering inferior terms, conditions, privileges, facilities or services; Using different qualification criteria or procedures for sale or rental of housing such as income standards, application requirements, application fees, credit analyses, sale or rental approval procedures or other requirements;
- Harassing a person;
- Taking an adverse action based on protected characteristics;
- Refusing to permit a reasonable modification to the premises, as requested by a person with a disability (such as refusing to allow a wheel chair bound tenant to install, at their expense, a ramp over front or rear steps, or refusing to allow a physically disabled tenant from installing, at their own expense, grab bars in a shower or bathtub);
- Refusing to make reasonable accommodation in policies, rules, practices, or services for a person with a disability (such as the following, if an actual or prospective tenant with a disability has a service animal or support animal):
 - Failing to allow that person to keep the service animal or emotional support animal in rental property,
 - Charging that person higher rent or increased security deposit, or
 - (iii) Failing to show rental or sale property to that person who is accompanied by the service animal or support animal, and;
- P. Retaliating for asserting rights under fair housing laws. EXAMPLES OF POSITIVE PRACTICES:
- - Real estate licensees working with buyers or tenants should apply the same objective property selection criteria, such as location/ neighborhood, property features, and price range and other considerations, to all prospects.
 - Real estate licensees should provide complete and objective information to all clients based on the client's selection criteria.
 - Real estate licensees should provide the same professional courtesy in responding to inquiries, sharing of information and offers of assistance to all clients and prospects.
- D. Housing providers should not make any statement or advertisement that directly or indirectly implies preference, limitation, or discrimination regarding any protected characteristic (such as "no children" or "English-speakers only").
 E. Housing providers should use a selection process relying on objective information about a prospective buyer's offer or tenant's application and not seek any information that may disclose any protected characteristics (such as using a summary document, e.g. C.A.R. Form SUM-MO, to compare multiple offers on objective terms).
 10. FAIR HOUSING RESOURCES: If you have questions about your obligations or rights under the Fair Housing laws, or you think you have been discriminated against you may want to contact one or more of the sources listed below to discuss what you can do about
- have been discriminated against, you may want to contact one or more of the sources listed below to discuss what you can do about it, and whether the resource is able to assist you.
 - Federal: https://www.hud.gov/program_offices/fair_housing_equal_opp
 - State: https://www.dfeh.ca.gov/housing/

 - Local: local Fair Housing Council office (non-profit, free service)

 DRE: https://www.dre.ca.gov/Consumers/FileComplaint.html

 Local Association of REALTORS®. List available at: https://www.car.org/en/contactus/rosters/localassociationroster.
- F. Any qualified California fair housing attorney, or if applicable, landlord-tenant attorney.

 LIMITED EXCEPTIONS TO FAIR HOUSING REQUIREMENTS: No person should rely on any exception below without first seeking legal advice about whether the exception applies to their situation. Real estate licensees are not qualified to provide advice on the application of these exceptions.

 - Legally compliant senior housing is exempt from FHA, FEHA and Unruh as related to age or familial status only; An owner of a single-family residence who resides at the property with one lodger may be exempt from FEHA for rental purposes, PROVIDED no real estate licensee is involved in the rental; B.
 - An owner of a single-family residence may be exempt from FHA for sale or rental purposes, PROVIDED (i) no real estate licensee is involved in the sale or rental and (ii) no discriminatory advertising is used, and (iii) the owner owns no more than three single-family residences. Other restrictions apply;
 - An owner of residential property with one to four units who resides at the property, may be exempt from FHA for rental purposes, PROVIDED no real estate licensee is involved in the rental; and
 - Both FHA and FEHA do not apply to roommate situations. See, Fair Housing Council v Roommate.com LLC, 666 F.3d 1216
 - Since both the 14th Amendment of the U.S. Constitution and the Civil Rights Act of 1866 prohibit discrimination based on race; the FHA and FEHA exemptions do not extend to discrimination based on race.

Buyer/Tenant and Seller/Landlord have read, understand and acknowledge receipt of a copy of this Fair Housing & Discrimination Advisory. Buyer/Tenant Date Buyer/Tenant ___ Date

Seller/Landlord

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NOTICE TO CURE OR PERFORM COVENANT OR QUIT
(DO NOT USE FOR RESIDENTIAL NON-RENT TENANT OBLIGATIONS INCURRED
BETWEEN MARCH 1, 2020 AND JANUARY 31, 2021 IF TENANT IS A NATURAL PERSON.
INSTEAD, USE FORM PCQ-CTRA for Non-network New Power Covenants or Form PMC-CPP OR PMC-TP, Or Both, for Monetary, Non-Rent Covenants)

(C.A.R. Form PCQ, Revised 10/xx/20)

and a	any other occupant	(s) in possession	of the premises locate		
				,	(Unit/Apartment #)
					(Zip Code) ("Premises").
Othe	r notice address if	different from Pre	emises above:		
can	increase rent to a reterminate a tenan	esidential tenant cy and evict a te	("Rent Cap") and (ii) i	dentified a limited number o cemptions exist to both the l	on the amount a property owner f reasons that a property owner Rent Cap and Just Cause laws.
or ir a lo	trol and just cause on part. If property ocal ordinance go	eviction requirem owner is uncer overning rent in qualified Califor	ents. These laws may tain whether the pro creases and just cau mia real estate attorn	conflict with, preempt or be perty or tenancy is exemples requirements, proper	ordinances which impose rent preempted by the TPA, in whole of from the TPA or subject to ty owner is advised to seek e TPA and the laws where the
PRO	PERTIES OR TEN	ANCIES COVER	D BY THE TPA:		
Not	ice to the above-na	amed person(s)	and any other occupa	nts of the above-reference	d Premises:
WIT to c	HIN 3 DAYS, excluomply with the follo	uding Saturdays, wing:	Sundays, and other ju-	dicial holidays, from service	of this Notice you are required
 2. 3. 	extension or rene (i) the notice requ to be of similar te Allow the owne the Premises to a or §§13113.7 and Pay the require	wal is of a similar uirements of the T rms of your expir r or owner's ager ctual or prospect I 17926.1 of the O ed monetary obli	r duration and on similar PA or (ii) an increaseding (or expired) lease, at to enter the Premises we purchasers or tenar Government Code.	ar term as your expiring (or early term as your expiring (or early term) are to make necessary or agreets or other reason specified due, for obligation other that	of your lease, provided that the expired) lease. The inclusion of ant to the TPA shall be deemed eed repairs or services, or show in Civil Code §§1101.5 or 1954 an rent in the amount specified
	2021 if Tenant is	a natural perso	on. Use form PMC-CI	PP or PMC-TP, or both ins	ch 1, 2020 and January 31, tead):
	(i) Past Due Amo		required by _		
		\$	required by		
	Total Due:		lan duaft an imaturusanat	aball be made nevelle to	
				shall be made payable to;	
	(iii) Payment shal				(specific individual)
	whose phone nur	mber is	, at		(Address)
	(iv) Dovmont m	av bo dolivorod i	norson botwoon the h	on the	e following days:
4 -		-	•		::
••		ving ooverlain or	outo the fellowing broa	ion of your formal agroomorn	
_					
-					
-					
С	ιμίt (C.A.R. Form ΝΊ	(Q) without any fu	rther opportunity to cur	e. Áfter that time, a legal act	e terminated by a 3-day notice to ion will be filed seeking not only Code of Civil Procedure §1174).

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("Tenant")

PR (qua	OPERTIES OR TENANCIES NOT SUBJECT TO THE TPA: Landlord is strongly alified California real estate lawyer who is familiar with the TPA 2019 before selecting	advised to seek counsel from a any of the options below.
time pos see	THIN 3 DAYS, excluding Saturdays, Sundays, and other judicial holidays, from service is specified in paragraph 7, you are required to comply with the following or vassession. If you do not do so, your tenancy in the Premises is terminated. After the king not only damages and possession, but also a statutory damage penalty of up to occdure §1174):	cate the Premises and surrender at time, a legal action will be filed
5. 6.	□ Allow the owner or owner's agent to enter the Premises to make necessary or at the Premises to actual or prospective purchasers or tenants or other reason specific or §§13113.7 and 17926.1 of the Government Code. □ Pay the required monetary obligation, which is past due, for obligation other than ras follows (Do Not Use for residential obligations incurred between March 1 Tenant is a natural person. Use form PMC-CPP or PMC-TP, or both instead): (i) Past Due Amount: \$	rent in the amount specified below, 2020 and January 31, 2021 if
	\$ required by	
	\$ required by	
	Total Due: \$ (ii) If applicable, check, money order, draft or instrument, shall be made payable	<u>to</u> :
	(iii) Payment shall be <u>delivered to</u> :, at	
		(Address)
7.	(iv) ☐ Payment may be delivered in person between the hours of on the ☐ Perform the following covenant or cure the following breach of your rental agreements.	
l '·	(or Days, which must be at least 3, excluding Saturdays, Sundays, and other	· ·
	(Days, which must be at least 6, excluding databases, buildays, and other	or judicial ficilidays).
credit obliga	FICE: Pursuant to California Civil Code, §1785.26, you are hereby notified that a negalit record may be submitted in the future to a credit reporting agency if you fail to figations. Landlord declares a forfeiture of the lease if: (i) you do not perform as specific our rental agreement is not cured and you continue to occupy the Premises.	ative credit report reflecting on your ulfill the terms of your rental/credit ed in paragraph 1; or (ii) the breach
aliena ● a l the la prior single (4) si acces bathr ("CTF	ORTANT NOTES: Under the TPA, the most common exemptions from just cause hable single-family dwellings, including a condominiums, as long as the property is limited liability company with a corporate member; or ● a real estate investment landlord must first give the tenant applicable notice of the exemption; (2) dwelling to this notice; (3) a property containing two separate dwelling units (excluding le structure in which one of the units was owner occupied at the commencer single family owner occupied residences in which the owner rents no more than essory dwelling units or junior accessory dwelling units; and (5) housing accommon or kitchen facilities with the owner. Other exemptions may be applicable. The CRA") requires that until February 1, 2021, residential tenants who are natural personant the property is covered by or exempt from the TPA. The COVID-19 Tenant Relice	is not: • owned by a corporation; trust. For this exemption to apply, and built in the previous 15 years. ADUs and junior ADUs) within an ent and throughout the tenancy; two units or bedrooms, including dations in which the tenant shares COVID-19 Tenant Relief Act of 2020 and can only be evicted "for cause"
that the p	until February 1, 2021 residential tenants who are natural persons can only property is covered by or exempt from the TPA.	
Landl	dlord(Owner or Agent)	Date
Landl	dlord(Owner or Agent) (Owner or Agent)	Date
	· · · · · · · · · · · · · · · · · · ·	
	ress City	
Telep	phone Fax E-mail	



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 of Civil Procedure §§	1162(a) or 1162(b).	
To comply with state law, service attempts must be done in the following of	order: A, then B, then (C.
A. Personal service. A copy of the Notice was personally delivered to the Notice was personall	the above named Tenar	nt.
B. NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TENANT I RESIDENCE OR USUAL PLACE OF BUSINESS.	S ABSENT FROM TH	IE TENANT'S
 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 KI OF SUITABLE AGE AND DISCRETION CAN BE FOUND AT THOSE LO	NOWN THEN ONLY IF	
 Post and mail. A copy of the Notice was affixed to a conspicuous promailed to the Tenant at the Premises. I declare under penalty of perjury under the laws of the State of California that the 		
(Signature of person serving Notice)	(Date)	
(Print Name)		

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8.



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		•		
				(Street Address)	(Unit/Apartment #)
			(City)	(State)	(Zip Code) ("Premises").
Other r	notice address if diffe	erent from Premises	above:		
USED	to the above-name FOR ANY RENT DU PP or PRQ-TP, or bo	E BETWEEN MARC	any other occupants CH 1, 2020 AND JANU	s of the above-refere JARY 31, 2021. If Tenai	nced Premises: (NOT TO BE nt is a natural person, use form
WITHIN either:	N 3 DAYS, excluding	Saturdays, Sundays	s, and other judicial ho	olidays, from service of	this Notice you are required to
1.				specified below, as follo	
	(i) Past Due Rent:				to
		\$	for the period	od	to
			for the period	od	to
	Total Due:	\$			
	(ii) If applicable, ch	eck, money order, dr	aft or instrument, sha	ll be made payable to;	
	(iii) Rent shall be de	livered to:			(specific individual)
	whose phone numb	per is		, at	
	•				(Address)
	(iv) □ Rent may be	delivered in persor	between the hours o		(**)
		-			
		, -			
OR 2.		ses and surrender	•		
	not only damages a Procedure §1174). I the Premises. As re	and possession, but _andlord declares a quired by law, you ar	also a statutory dama forfeiture of the lease	age penalty of up to \$6 if past due rent is not pa a negative credit report	egal action will be filed seeking 600.00 (California Code of Civil aid and you continue to occupy reflecting on your credit record
	Landlord			Da	ate
	(Owner or Agent)				
	Landlord (Owner or Agent)			D:	ate
	· · · · · · · · · · · · · · · · · · ·		City _		State Zip
			_		2ip
	i elepnone	Fax		E-mail	
3. DE	LIVERY OF NOTIC	E/PROOF OF SER	VICE:		
Thi	is Notice was served	by		, on	(date)
In t	he following manner:	(if mailed, a copy wa	as mailed at		(Location))
				Ť	a) or 1160(b)
	ianny a notice does	not satisfy the requir	ements of Code of Cl	vil Procedure §§1162(a	a) ∪i 110∠(D).

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To comply with state law, service attempts must be done in the following o	order: A, then B, then C.
A. \square 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 RESIDENCE OR USUAL PLACE OF BUSINESS.	IS ABSENT FROM THE TENANT'S
Substituted service. A copy of the Notice was left with a person Tenant's residence or usual place of business and a copy was maile	
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	NOWN THEN ONLY IF NO PERSON
Post and mail. A copy of the Notice was affixed to a conspicuous p mailed to the Tenant at the Premises.	lace on the Premises and a copy was
I declare under penalty of perjury under the laws of the State of California that the	e foregoing is true and correct.
(Signature of person serving Notice)	(Date)
(Print Name)	
(Keep a copy for your records.)	

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NOTICE OF TERMINATION OF TENANCY

(Intended to be Used for Periodic Tenancies)
(Do not Use For Termination of Residential Tenancies prior to February 1, 2021, if Tenant is a Natural Person, Use Form NTT-CTRA Instead)
(C.A.R. Form NTT, Revised 10/xx/20)

To:			("Tenant")
and any other occupant(s) in possession of the premises lo	cated at: (Street Add	ress)	
		(Unit/Apartment =	#)
(City)	(State)	(Zip Code)	("Premises").
YOUR TENANCY IN THE PREMISES IS TERMINATED AS	S STATED BELOW.	(CHECK THE BOX TH	AT APPLIES.)

The Tenant Protection Act of 2019, aka AB 1482, ("TPA") The TPA (i) imposed limits on the amount a property owner can increase rent to a residential tenant ("Rent Cap") and (ii) identified a limited number of reasons that a property owner

may terminate a tenancy and evict a tenant ("Just Cause"). Exemptions exist to both the Rent Cap and Just Cause laws. For more information, see the IMPORTANT NOTES below.

Local rent control and eviction laws. Many cities and counties have adopted local ordinances which impose rent control and just cause eviction requirements. These laws may conflict with, preempt or be preempted by the TPA, in whole or in part. If property owner is uncertain whether the property or tenancy is exempt from the TPA or subject to a local ordinance governing rent increases and just cause requirements, property owner is advised to seek legal counsel from a qualified California real estate attorney who is familiar with the TPA and the laws where the property is located prior to serving this notice.

ı		
	(Do not	Use For Termination of Residential Tenancies prior to February 1, 2021, if Tenant is a Natural Person, Use Form NTT-CTRA Instead)
	PROPE	RTIES OR TENANCIES COVERED BY THE TPA:
	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. Gramily Move-In. Owner, or owner's spouse, domestic partner, parents, grandparents, children or grandchildren, intend to occupy the Premises. Tenant has previously agreed that owner may unilaterally terminate the tenancy for such a reason (C.A.R. Form RCJC dated).
		B. \square Owner intends to withdraw the Premises from the rental market.
		C. □ Owner intends to demolish or substantially remodel the Premises.
		D. Owner intends to comply with (i) an order of a government agency or court regarding habitability of the Premises, or direction to vacate OR (ii) a local ordinance that mandates the Premises be vacated.
		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, \Box by providing direct 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.
	OR 2.	☐ Your tenancy, if any, in the Premises is terminated 30 days from service of this Notice, or on(whichever 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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(Do not Use For Termination of Residential Tenancies prior to February 1, 2021, if Tenant is a Natural Person, Use Form NTT-CTRA Instead)
PROPERTIES OR TENANCIES NOT SUBJECT TO THE TPA: Landlord is strongly advised to seek counsel from a qualified California real estate lawyer who is familiar with the TPA before selecting any of the options below.
3.
4. □ Your tenancy, if any, in the Premises is terminated 30 days from service of this Notice, or on (whichever is later). Only applies if at least one tenant or resident has resided in the Premises for less than one year
OR 5. ☐ Your tenancy, if any, in the Premises is terminated 90 days from service of this Notice, or on (whichever is later). Applies if Tenant is a beneficiary of, and the tenancy is subject to, a government agency rental housing assistant program.
OR 6. Your tenancy, if any, in the Premises is terminated 30 days from service of this Notice, or on(whichever is later). Only applies if all of the following are met:
A. Landlord has entered into a contract to sell the Premises to a natural person(s);
B. AND Purchaser intends to reside in the Premises for at least one year following the termination of the tenancy in the Premises;
C. AND Landlord has established an escrow with an escrow company licensed by the Department of Corporations, Department of Insurance or a licensed Real Estate Broker;
 AND Escrow was opened 120 or fewer days prior to the delivery of this Notice;
E. AND Title to the Premises is separately alienable from any other dwelling unit (i.e., it is a single-family unit or condominium);
F. AND Tenant has not previously been given a notice of termination of tenancy.

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; ● a limited liability company with a corporate member; or ● a real estate investment trust. For this exemption to apply, 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 duplex 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): 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)		·			Date		
Landlord (Owner or Agent)			Date				
Address		City		State		_ Zip	
Telephone	Fax		E-mail				



This	s Notice was served by	, on	(date)				
	he following manner: (if mailed, a copy was mailed at		, , , , , , , , , , , , , , , , , , , ,				
Em	ailing a notice does not satisfy the requirements of Code of	of Civil Procedure §§1162(a) or 116	62(b).				
alte	comply with state law, service attempts must be do ernative to that procedure, service may be done by c the notice.	ne in the following order: A, th ompleting D, but additional time	en B, then C. As an e should be provided				
A.	☐ Personal service. A copy of the Notice was personall	y delivered to the above named Te	nant.				
B.	NOTE: SUBSTITUTED SERVICE MAY BE USED IF THE TENANT IS ABSENT FROM THE TENANT RESIDENCE OR USUAL PLACE OF BUSINESS						
	☐ Substituted service. A copy of the Notice was left w residence or usual place of business and a copy was ma	ith a person of suitable age and di- iled to the Tenant at the Premises.	scretion at the Tenant's				
C.	NOTE: POSTING AND MAILING OF THE NOTICE MAUSUAL PLACE OF BUSINESS CANNOT BE ASCERTABUITABLE AGE AND DISCRETION CAN BE FOUND A	AINED OR IF KNOWN THEN ONI	NT'S RESIDENCE OF LY IF NO PERSON OF				
	\Box Post and mail. A copy of the Notice was affixed to a coto the Tenant at the Premises.	onspicuous place on the Premises	and a copy was mailed				
D.	NOTE: IN THE ALTERNATIVE TO THE ABOVE OPTIO SERVED BY CERTIFIED OR REGISTERED MAIL.	NS FOR SERVING THIS NOTICE	E, A TENANT MAY BE				
	☐ Certified/Registered mail. A copy of the Notice was Registered mail. Before filing a legal action based on this served in California, ten (10) additional days if served in a of the United States.	notice, a tenant should be given fi	ve (5) additional days it				
declar	e under penalty of perjury under the laws of the State of Co	alifornia that the foregoing is true a	nd correct.				
	e of person serving Notice)	(Date)					
Print Nar	me)						

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