

**WARNING:** This notice is the \_\_\_\_\_ three-day notice for nonpayment of rent, utility charges, or other reasonable incidental services that has been served upon you in the last 12 months. Pursuant to Civil Code Section 798.56(e)(5), if you have been given a three-day notice to either pay rent, utility charges, or other reasonable incidental services or to vacate your tenancy on three or more occasions within a 12-month period, management is not required to give you a further three day period to pay rent or vacate the tenancy before your tenancy can be terminated.



**Western  
Manufactured Housing Communities  
Association**

**STANDARD CALIFORNIA MOBILEHOME PARK  
COMBINED THREE DAY NOTICE TO PAY RENT  
AND SIXTY (60) DAY NOTICE OF TERMINATION  
(NONPAYMENT OF RENT BETWEEN  
APRIL 1, 2022 AND JUNE 30, 2022)**

[California Civil Code §798.56(e); California Code of Civil Procedure §§1179.03( c )(7), 1179.10(b)]

TO: \_\_\_\_\_  
(Resident's Name)

and to all residents or occupants in possession of the premises herein referred to and commonly known as

\_\_\_\_\_  
(Park Name/Address/Space#)

**IMPORTANT NOTICE FROM THE STATE OF CALIFORNIA**

**IF: (1) BEFORE OCTOBER 1, 2021, YOU PAID YOUR LANDLORD AT LEAST 25 PERCENT OF ANY RENT YOU MISSED BETWEEN SEPTEMBER 1, 2020, AND SEPTEMBER 30, 2021, AND YOU SIGNED AND RETURNED ON TIME ANY AND ALL DECLARATIONS OF COVID-19 RELATED FINANCIAL DISTRESS THAT YOUR LANDLORD GAVE TO YOU, OR**

**(2) YOU COMPLETED AN APPLICATION FOR GOVERNMENT RENTAL ASSISTANCE ON OR BEFORE MARCH 31, 2022, YOU MAY HAVE PROTECTIONS AGAINST EVICTION. FOR INFORMATION ABOUT LEGAL RESOURCES THAT MAY BE AVAILABLE TO YOU, VISIT [LAWHELPCA.ORG](http://LAWHELPCA.ORG).**

**IF THIS NOTICE FURTHER DEMANDS PAYMENT OF COVID-19 RECOVERY PERIOD RENTAL DEBT [THAT CAME DUE BETWEEN OCTOBER 1, 2021, AND MARCH 31, 2022]**

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NOTICE IS HEREBY GIVEN under the lease or rental agreement by which you hold possession of the above-described premises, there is now due, owing, and unpaid the sum of \$ \_\_\_\_\_, being the rent, utilities, and other incidental service charges under the rental agreement that became due as follows:

| Date  | Charge | Amount   |
|-------|--------|----------|
| _____ | _____  | \$ _____ |
| _____ | _____  | \$ _____ |
| _____ | _____  | \$ _____ |
| _____ | _____  | \$ _____ |



THIS IS TO FURTHER NOTIFY YOU that there is now due and unpaid the following **incidental charges**:

| Date  | Other Incidental Charges | Amount   |
|-------|--------------------------|----------|
| _____ | _____                    | \$ _____ |
| _____ | _____                    | \$ _____ |
| _____ | _____                    | \$ _____ |
| _____ | _____                    | \$ _____ |

WITHIN THREE (3) DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND OTHER JUDICIAL HOLIDAYS, after service of this Notice on you, you are required to pay the balance owing in full. If you do not pay the balance owing in full, your tenancy will be terminated under the applicable provisions of the Mobilehome Residency Law and the COVID-19 Rental Housing Recovery Act, and you will be required to vacate the premises **and remove your mobilehome therefrom as required below or sell the mobilehome at your election within three days, excluding Saturdays, Sundays, and judicial holidays, plus an additional sixty (60) calendar days from the date this Notice is served upon you.** If you elect to sell your mobilehome within said 60-day period, lessor reserves the right to require its removal under Civil Code §§798.73 and 798.73.5.

Payment should be payable to \_\_\_\_\_.

The name, telephone number, and address of the person to whom your payment must be made is as follows:

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

If payment is to be made personally, the usual days and hours of the person available to receive rent at the aforementioned address are:

Days: \_\_\_\_\_ Hours Available: \_\_\_\_\_

Payment may also be made 24 hours a day, seven days a week, by deposit into the drop slot, if one is available. Please check with Management.

**\*\*\* IMPORTANT \*\*\***

**FURTHER NOTICE IS HEREBY GIVEN** that if said due, owing, and unpaid amount is not paid within three (3) days after service of this Notice, excluding Saturdays, Sundays, and judicial holidays, then your lessor, pursuant to the applicable provisions of law including the Mobilehome Residency Law, COVID-19 Tenant Relief Act, and COVID-19 Rental Housing Recovery Act, declares the lease or rental agreement by which you hold possession of the above-described premises forfeited and your tenancy terminated for the reasons specified above, and you must deliver up possession of said premises to the undersigned, who is the authorized agent of your lessor, **and remove your mobilehome from the premises or sell the mobilehome at your election** within three (3) days, excluding Saturdays, Sundays, and judicial holidays, plus an additional sixty (60) calendar days, after service of this Notice. If you elect to sell your mobilehome within said period, lessor reserves the right to require its removal under Civil Code §§798.73 and 798.73.5.



If you fail to pay the amount due as described above and do not deliver up possession within three (3) days, excluding Saturdays, Sundays, and judicial holidays, plus an additional sixty (60) calendar days after the service of this Notice upon you, legal proceedings will be commenced against you to recover possession of said premises, to declare the lease or rental agreement by which you hold possession of said premises forfeited, and to recover rents, damages, and STATUTORY DAMAGES for the unlawful detainer of said premises, as well as attorney's fees as provided by law.

Dated: \_\_\_\_\_  
(Lessor)

cc: Legal Owner \_\_\_\_\_

Other: \_\_\_\_\_



[For Management Use Only]

STANDARD CALIFORNIA MOBILEHOME PARK COMBINED THREE DAY NOTICE TO PAY RENT AND SIXTY (60) DAY NOTICE OF TERMINATION (NONPAYMENT OF RENT BETWEEN APRIL 1, 2022 AND JUNE 30, 2022)

Proof of Service

I, the undersigned, being at least 18 years of age, declare that I served this notice, of which this is a true copy, on the \_\_\_\_\_ day of \_\_\_\_\_ (month), \_\_\_\_\_ (year), on the above-mentioned resident(s) in possession, in the manner indicated below.

BY DELIVERING a copy of the Notice to the following resident(s) PERSONALLY:

\_\_\_\_\_

BY LEAVING a copy for each of the above-named resident(s) with a person of suitable age and discretion at the residence or usual place of business of the resident(s), said resident(s) being absent therefrom; AND MAILING by first class mail on said date a copy to each resident by depositing said copies in the United States Mail, in a sealed envelope, with postage fully prepaid, addressed to the above-named resident(s) at their place of residence.

BY POSTING a copy for each of the above-named resident(s) in a conspicuous place on the property therein described, there being no person of suitable age or discretion to be found at any known place of residence or business of said resident(s); AND MAILING by first class mail on the same day as posted, a copy to each resident by depositing said copies in the United States Mail, in a sealed envelope with postage fully prepaid, addressed to the resident(s) at the place where the property is situated.

FOR ALL NOTICES TERMINATING TENANCY:

In addition to service upon the Resident(s) as set forth above, a copy of the notice(s) were sent to the following owner, the registered owner, if other than the homeowner, as set forth in the registration card specified in Section 18091.5 of the Health and Safety Code, and each junior lienholder U.S. Mail on the \_\_\_\_\_ day of \_\_\_\_\_ (month), \_\_\_\_\_ (year), thus complying with the requirements of Civil Code Section 798.55.

Legal Owner – Name and Address: \_\_\_\_\_

Registered Owner – Name and Address: \_\_\_\_\_

Junior Lienholder(s) – Name and Address: \_\_\_\_\_

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and if called as a witness to testify thereto, I could do so competently.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ (month), \_\_\_\_\_ (year)

at \_\_\_\_\_ (city) \_\_\_\_\_ (state).

\_\_\_\_\_  
Name of Declarant (print)

\_\_\_\_\_  
Signature of Declarant

