

DEMAND TO PAY RENT TO PARTY OTHER THAN
LANDLORD (SECTION 2938 OF THE CIVIL CODE)

Tenant: (Name of Tenant)

Property Occupied by Tenant: (Address)

Landlord: (Name of Landlord)

Secured Party: (Name of Secured Party)

Address: (Address for Payment of Rent to Secured Party and for
Further Information):

The secured party named above is the assignee of rents, under the
Declaration of Covenants, Conditions & Restrictions (CC&Rs)
dated _____, and recorded at (recording information) in the
official records of _____ County, California. You may
request a copy of the assignment from the secured party at _____
(address).

THIS NOTICE AFFECTS YOUR LEASE OR RENTAL
AGREEMENT RIGHTS AND OBLIGATIONS. YOU ARE
THEREFORE ADVISED TO CONSULT AN ATTORNEY
CONCERNING THOSE RIGHTS AND OBLIGATIONS IF YOU
HAVE ANY QUESTIONS REGARDING YOUR RIGHTS AND
OBLIGATIONS UNDER THIS NOTICE.

IN ACCORDANCE WITH SUBDIVISION (C) OF SECTION
2938 OF THE CIVIL CODE, YOU ARE HEREBY DIRECTED
TO PAY TO THE SECURED PARTY, _____ (NAME OF
SECURED PARTY) AT _____ (ADDRESS), ALL RENTS
UNDER YOUR LEASE OR OTHER RENTAL AGREEMENT
WITH THE LANDLORD OR PREDECESSOR IN INTEREST
OF LANDLORD, FOR THE OCCUPANCY OF THE
PROPERTY AT _____ (ADDRESS OF RENTAL PREMISES)
WHICH ARE PAST DUE AND PAYABLE ON THE DATE
YOU RECEIVE THIS DEMAND, AND ALL RENTS COMING
DUE UNDER THE LEASE OR OTHER RENTAL
AGREEMENT FOLLOWING THE DATE YOU RECEIVE THIS

DEMAND UNLESS YOU HAVE ALREADY PAID THIS RENT TO THE LANDLORD IN GOOD FAITH AND IN A MANNER NOT INCONSISTENT WITH THE AGREEMENT BETWEEN YOU AND THE LANDLORD. IN THIS CASE, THIS DEMAND NOTICE SHALL REQUIRE YOU TO PAY TO THE SECURED PARTY, ____ (NAME OF THE SECURED PARTY), ALL RENTS THAT COME DUE FOLLOWING THE DATE OF THE PAYMENT TO THE LANDLORD.

IF YOU PAY THE RENT TO THE UNDERSIGNED SECURED PARTY, ____ (NAME OF SECURED PARTY), IN ACCORDANCE WITH THIS NOTICE, YOU DO NOT HAVE TO PAY THE RENT TO THE LANDLORD. YOU WILL NOT BE SUBJECT TO DAMAGES OR OBLIGATED TO PAY RENT TO THE SECURED PARTY IF YOU HAVE PREVIOUSLY RECEIVED A DEMAND OF THIS TYPE FROM A DIFFERENT SECURED PARTY.

(For other than residential tenants) IF YOU PAY RENT TO THE LANDLORD THAT BY THE TERMS OF THIS DEMAND YOU ARE REQUIRED TO PAY TO THE SECURED PARTY, YOU MAY BE SUBJECT TO DAMAGES INCURRED BY THE SECURED PARTY BY REASON OF YOUR FAILURE TO COMPLY WITH THIS DEMAND, AND YOU MAY NOT BE DISCHARGED FROM YOUR OBLIGATION TO PAY THAT RENT TO THE SECURED PARTY. YOU WILL NOT BE SUBJECT TO THOSE DAMAGES OR OBLIGATED TO PAY THAT RENT TO THE SECURED PARTY IF YOU HAVE PREVIOUSLY RECEIVED A DEMAND OF THIS TYPE FROM A DIFFERENT ASSIGNEE.

Your obligation to pay rent under this demand shall continue until you receive either (1) a written notice from a court directing you to pay the rent in a manner provided therein, or (2) a written notice from the secured party named above canceling this demand.

The undersigned hereby certifies, under penalty of perjury, that the undersigned is an authorized officer or agent of the secured party and that the secured party is the assignee, or the current successor to the assignee, under an assignment of leases, rents, issues, or

profits executed by the landlord, or a predecessor in interest, that is being enforced pursuant to and in accordance with Section 2938 of the Civil Code.

Executed at _____, California, this ____ day of _____, _____.

(Secured Party) Name: _____ Title: _____