

**FAST EVICTION SERVICE/ LAW OFFICE OF
M.C. EARLE
INSTRUCTIONS TO COMPLETE PACKET**

Completely fill out the following pages: 1, 2, 3

Review, sign and date all other pages

We will also need a copy of the following documents:

- Please submit any & all written communication with your tenant.
- Copies of the most current notices served to/from your tenants.
- A copy of the rental agreement and addenda, if you have one.
- If the terms of your agreement have changed, provide that documentation. (Rent increase, change of ownership, etc.)
- If your property is held in a Trust, we must have a copy of the legal trust name from your trust documents.
- Any roommate release forms.
- Name and phone numbers of authorized persons for sharing status of your case.
- Payment of fees for the Unlawful Detainer lawsuit to be filed.
- We will need to be informed if your case is a Section 8 tenancy.

**IF ALL THE PAPERWORK IS NOT COMPLETED OR
PROVIDED, YOUR CASE WILL BE DELAYED**

Staff is not allowed to provide legal advice.

This is our Staff's contact information for assistance:

intake@fastevict.com The intake department handles all "in-take" information and paperwork for the lawsuit to be filed.

status@fastevict.com The open status department handles all status emails and calls. Status calls are all handled after 2:00 p.m until 4:00 pm Monday - Friday.

lit@fastevict.com Trial Secretary handles all the trial cases.

fastevict11@fastevict.com Brandi is the office manager.

FastEvict.com / Law Group

474 W Orange Show Rd. San Bernardino, California 92408
Telephone: (800) 686-8686 • (909) 889-2000 • Facsimile: (800) 675-5002 • (909) 889-3900
Website: www.fastevict.com/evictions • Email: intake@fastevict.com

PLEASE ANSWER ALL QUESTIONS.

Any error could result in a dismissal or significant delay in your case which may result in additional costs / fees.

OWNERS INFORMATION:

NAME ALL INDIVIDUAL OWNERS OF THE PROPERTY: _____

HOW IS THE RENTAL / SUBJECT PROPERTY HELD?

TRUST? LLC? CORP? PARTNERSHIP? INDIVIDUAL? SUBLEASE? OTHER? _____

BUSINESS/TRUST AND TRUSTEE NAME: _____

OWNERS ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

FAX NUMBER: _____ CELL PHONE: _____ ALT NUMBER: _____

EMAIL: _____

DOES TENANT KNOW THIS ADDRESS? YES --- NO

PAYMENT FOR NOTICE ONLY:

CREDIT CARD #: _____ EXP Date: _____ CVV2: _____

CREDIT CARD BILLING ADDRESS: _____

DO YOU NEED A BUSINESS LICENSE? YES - NO COUNTY OR STATE BUSINESS IS REGISTERED IN:

HAS TITLE OR OWNERSHIP RECENTLY CHANGED? HAS MANAGEMENT RECENTLY CHANGED?

YES - NO YES --- NO

IS YOUR PROPERTY SUBJECT TO RENT CONTROL? DO YOU NEED A CITY BUSINESS LICENSE?

YES - NO YES --- NO

Manger / Agent Information (If Applicable) for Owner:

MANAGER ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

FAX NUMBER: _____ CELL PHONE: _____ ALT NUMBER: _____

EMAIL: _____

TENANTS INFORMATION:

ADDRESS WHERE TENANT PAY RENT TO / DIRECT DEPOSIT INFO: _____

EVICTON ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

DO YOU NEED A PASSEY OR SECURITY CODE TO SERVE THE TENANT???

THE PASSCODE IS: _____

(If the client fails to provide access when needed there will be an additional process serving fee of \$40.00)

CELL PHONE: _____ ALT NUMBER: _____

ALT MAILING ADDRESS /POBOX/ DOOR # _____

DESCRIPTION OF PROPERTY: _____

TENANT NAMES/ALL OCCUPANTS OVER 18:

1.			
Age	Hair	Height	Weight

3.			
Age	Hair	Height	Weight

5.			
Age	Hair	Height	Weight

2.			
Age	Hair	Height	Weight

4.			
Age	Hair	Height	Weight

6.			
Age	Hair	Height	Weight

CURRENT MONTHLY RENT: _____ DUE DATE: _____ SECURITY DEPOSIT: _____

LATE RENT FEE: _____ PARAGRAPH OF LEASE THAT MENTIONS LATE FEES: _____

DOES YOUR TENANT RECEIVE SECTION 8 OR HOUSING ASSISTANCE OR ANY KIND OF RENTAL ASSISTANCE? YES --- NO

IF YES WHAT IS SECTION 8'S PORTION? _____ AND THE TENANTS PORTION? _____

IS ANY TENANT ON ACTIVE DUTY IN THE MILITARY? YES --- NO

IF YOU HAVE NO WRITTEN AGREEMENT OR LOST IT, WHAT DATE DID YOUR TENANTS MOVE IN? _____

IF THE AGREEMENT HAS CHANGED SINCE MOVE IN WHAT DATE WAS IT CHANGED? _____

NOTICE INFORMATION:

NOTICE TYPE:

****FAILURE TO REVEAL HABITABILITY ISSUES NOW, COULD RESULT IN A POSSIBLE LOSS OF YOUR CASE!!!****

15 DAY PAY 3 DAY CURE/QUIT 30 DAY 60 DAY FORECLOSURE OTHER

****ATTORNEY FEES CAN ONLY BE AWARDED WITH A WRITTEN AGREEMENT****

15 Day Notice Breakdown	3 Day Cure / Quit Notice Breakdown
YOU CANNOT ASK FOR MORE THAN 12 MONTHS OF RENT	(please attach a copy of your lease or violation notice if applicable)
PLEASE GIVE US ALL THE DETAILS OF THE VIOLATIONS	
PLEASE STATE EACH RENTAL PERIOD RENT IS OWED FOR JAN \$ _____ JUL \$ _____ FEB \$ _____ AUG \$ _____ MAR \$ _____ SEP \$ _____ APR \$ _____ OCT \$ _____ MAY \$ _____ NOV \$ _____ JUN \$ _____ DEC \$ _____	
Have there been any rent increases --- YES <input type="checkbox"/> NO <input type="checkbox"/> If yes, please email a copy of the most recent rent increase: Verbal Rent Increases are not Valid and you may have a problem if the tenant never paid the increased amount.	
HAVE THE OCCUPANTS GIVEN YOU ANY NOTICES? YES <input type="checkbox"/> - NO <input type="checkbox"/>	
HAVE YOU SERVED ANY OTHER NOTICES? YES <input type="checkbox"/> --- NO <input type="checkbox"/>	

Is the tenant acting or has the tenant recently acted in violation of any provision of the written rental agreement?

ie. Unauthorized pets, drug dealing, disturbances of the peace, etc. YES --- NO

What are the police report numbers for the incidents at the property? _____

Is the real property (tenancy) in foreclosure; has a Notice of Default or Notice of Sale been served? YES --- NO

Did you purchase this property from a foreclosure sale; or subsequent to a foreclosure sale when the tenant was in possession of the unit at the time of the foreclosure sale? YES --- NO

Did your tenant ever give you a COVID distress declaration and if so when was the last time they did?: _____

Have you or your tenant applied for the Emergency Rental Assistance Program. If yes please state when and outcome: **Please describe:**

Have you received notices or citations from Code Enforcement or the City? YES --- NO

Have there been any habitability complaints made by the tenants within the last 6 months? YES --- NO

HAVE YOU FILED A PREVIOUS CASE AGAINST THE OCCUPANTS? YES --- NO

WHAT IS THE DATE YOU WERE LAST IN THE PROPERTY?

For 30/60 Day Notice cases: Have you accepted rent after the Notice Expires period? YES --- NO

Do you want protection against unknown tenants (Arietta)? YES --- NO

This protection is highly suggested for large families or tenants with subtenants. Arietta protection ensures that all known and unknown occupants are evicted. **Without Arietta protection there is a possibility that the tenants can delay the eviction by having an unknown third party file a fraudulent claim with the court** which delays the eviction by an additional two weeks or more and also requires that the attorney attend a hearing with your paying an appearance fee.

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT, AND THAT IF CALLED AS A WITNESS I COULD DO SO COMPETENTLY. I AUTHORIZE THE LAW OFFICE TO INSERT THE APPROPRIATE INFORMATION ON THE LAW SUIT. BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE RETAINER AGREEMENT ON THE NEXT PAGE AND AM BOUND BY SAID RETAINER AGREEMENT.

Date _____

SIGNATURE: OWNER/LANDLORD/AUTHORIZED AGENT

***THE NOTICE WILL REMAIN PROPERTY OF FASTEVIC.COM / LAW GROUP, NO PROOF OF SERVICE WILL BE CREATED UNTIL THE FILING OF THE EVICTION.**

Law Offices of **M.C. Earle & Associates**

FastEvict.com / Law Group

Attorney at Law

474 W Orange Show Rd. San Bernardino, California 92408

Telephone: (800) 6868686 • Facsimile: (800) 6755002 • Website: www.fastevict.com • Email: intake@fastevict.com

UNLAWFUL DETAINER ATTORNEY-CLIENT RETAINER AGREEMENT AND CREDIT CARD AUTHORIZATION

ATTN: _____ TODAY'S DATE _____
DEFENDANT'S NAME _____ CELL #: _____ WORK# _____

Client, _____, hereby retains M. C. Earle & Assoc. as his/her/its attorney in the Unlawful Detainer matter concerning the eviction property located: _____

Client hereby acknowledges and agrees that Attorney's representation of client shall not include any obligation to settle, negotiate, obtain a waiver of, or represent client in any matter or claim that the opposing party may have or may hereafter raise against client in any affirmative action/related action filed by said party unless the client executes a separate retainer agreement.

Client shall pay the sum of \$ _____ for an uncontested eviction/collection case. **All advance fees and costs for an uncontested eviction are non-refundable once the Unlawful Detainer action is prepared and filed. Uncontested Unlawful Detainer Fees do not include Sheriff Fees.**

In the event the opposing party files a response and the matter is set for trial client agrees to pay attorney the sum of \$350.00 to (fees subject to change depending on filing court; call for details) for an appearance at trial for the first hour. If the trial or court appearance takes more than one hour client agrees to pay the additional sum of \$350.00 to (fees subject to change depending on filing court; call for details) for each additional hour. Client agrees to pay the sum of \$350.00 for the preparation of any motion and/or for the preparation of an opposition to any motion, as required, except Motions for Summary Judgment. Client also agrees to pay the sum of \$350.00 to (fees subject to change depending on filing court, call for details) M.C. Earle & Associates to appear at any motion.

Client also agrees to pay the sum of \$350.00 for each set of discovery, including but not limited to, form interrogatories, request for production of documents, request for admissions and special interrogatories that may be required in the eviction matter. Client also agrees to pay the sum of \$350.00 for the preparation a response to each set of discovery that may be propounded by the opposing party. Additionally, if the opposing party requests a jury trial client agrees to pay the sum of **\$2,500.00** for pre-trial preparation, payable upon the receipt of a demand for jury trial, and \$2,000.00 per day for trial after the jury is selected.

If client fails to pay the fees required by this agreement client understands that attorney will not be required to send the Writ of Possession to the Sheriff's Department.

Subject to certain exceptions, attorney-client communications are privileged and confidential. Without waiving this privilege or confidentiality, Client hereby authorizes Attorney, in its judgment and discretion for the best interests of the Client, to communicate concerning the Engagement or the Client with other parties or professionals for the benefit of Client, including, but not limited to, any third party that has agreed to pay attorney fees and costs for this eviction case

Dated: _____
Client/Landlord Signature _____ Client/Landlord Cell # _____

Pursuant to CC1954, Client must have made reasonable attempt to enter dwelling the last 6 months. If any money is accepted after service of the notice FastEvict.com must be notified forthwith.

Credit Card Authorization

I _____ authorize FastEvict.com to charge my credit card indicated below for payment of any and all services required to be completed in my Eviction Process. I understand that I will receive advance notice of the charge via telephone or email.

Cardholder Name _____ Credit Card Billing Address _____
Street Address, City, State & Zip Required

Cardtype _____ Account # _____
Expiration Date _____ CVV CODE _____ CLIENT'S EMAIL _____

I understand that by executing this credit authorization form I am paying for legal services and I authorize FastEvict.Com to handle the entire Civil, Small Claims, or Eviction and Collection process as set forth in the Retainer Agreement. I also understand that once FastEvict.com has rendered the services agreed upon that there are no refunds. I also understand that this authorization shall remain in full force and effect until canceled in writing and I agree to notify FastEvict.com in writing of any changes to my account information or termination of this authorization at least 15 days prior.

This authorization is for the type of services indicated in the retainer agreement. I certify that I am an authorized user of this credit card and that I will not dispute the authorized payments with my credit card company.

I also understand that if I dispute the charges that I have authorized and FastEvict.com has to contest that dispute that I will be responsible for any fees and costs incurred by FastEvict.com to contest that credit card dispute at the rate of \$250.00 per hour plus actual costs.

Date: _____
AUTHORIZED SIGNATURE _____

Due to your credit card company's refund policy, FastEvict.com will be deducting 4% from the total amount of the refund along with a \$50.00 processing fee. Uncontested Residential Evictions over \$10K or Uncontested Commercial Evictions over 20K please call for pricing.

FASTEVICT.COM HAS THE RIGHT TO REFUSE SERVICE TO ANYONE

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\$175 & UP COVID/AB 3088 preparation and service of notice package- includes tenant fact sheet, one 15 day rent or covenant notice, and declaration to tenant. Each additional notice prepared and served for same address within the same month is \$75 each. Please note rent due from March 1,2020 – August 31, 2020 is a different notice than rent owed from September 1,2020 – January 31, 2021 and we do not recommend serving both notices at the same time. **** Please note that proceeding on an Unlawful Detainer based on rent owing from March 1,2020 – January 31,2021 is done at your own risk as there are no guarantees on getting possession for rent owing in that time period. The court will allow the defendant to file for a hearing if they claim they have excusable neglect reason for not providing the declaration to the notice to pay as required**

*The fee for any notice unrelated to COVID is \$150 & up

\$865 & up (under \$10,000 please contact our office for over \$10,000) **Uncontested including attorney’s fees* plus:** The minimum flat fee retainer to process a COVID-based residential default eviction is only \$795 & up which covers your attorney’s fees, plus court filing costs, electronic filing costs, service of process costs, court costs for the Clerk’s Judgment for a Writ of Restitution. If you wish to obtain money judgment against the tenant, there is no additional charge. Upon signing this retainer, you are agreeing for the Law Office to fully proceed with the collection of the monies owed to you. If you do not wish to have our office obtain a judgment for you, you must notify the Law Office for each case after the tenancy property has been restored to you - we automatically obtain a money judgment against the former tenant(s). Fees, costs or court charges are subject to change at option of Law Office.

*Add \$175 For Sheriff Lockout

*Add \$25 if a Pre-Judgment Claim of Right of Possession is requested

*Add \$20 for process serving charges for each additional Defendant to be served

****Please note that on any Residential Unlawful Detainer that is based on rent owing from March 1, 2020 – January 31, 2021, there is no guarantee that you will get possession of your property by filing the Unlawful Detainer. Under AB 3088, the defendants can file for a hearing up to the date of the lockout regarding the reason the declaration re: COVID was not submitted timely and if the judge grants their motion for hearing, the case can be dismissed.**

TYPICAL "TRIAL" EVICTION

\$350 & up Upon the tenant filing an *Answer* there will be an additional charge which may include the following services for a typical trial mode eviction:

- (1) obtain a copy of the Answer from the court, set the matter for a prep" with staff, (3) engage in up to one hour court trial, (4) prepare a standard judgment, and (5) process the paperwork with the court and the Sheriff's office.

POTENTIAL "EXTRAORDINARY" SERVICES/COSTS

There could be other extraordinary services/costs depending on how we need to respond to what the tenant does or what occurs in the case. The following illustrates the most typical "extraordinary" services that may be necessary in your case:

\$350 & up	Per Hour: Court trial or hearing that exceeds one Hour	\$350 per set/hr & up	Deposition/interrogatories/Answers to Interrogatories/Discovery
	Additional phone calls regarding status, legal questions, etc after the initial intake of the case will result in additional fees.		
	Attorney attendance at court hearing	\$2500 & up	Jury trial preparation/Jury trial/Personal Inspection of premises
	Preparation for Court trial or hearing with attorney		
	Points & Authorities/Legal briefs/Legal Research	\$350	Preparation of a simple Subpoena Duces Tecum
	Travel Time/Custom letters and consultations with attorneys		
	Preparation of Notices to Quit/Section 8/HUD / Good Cause Warning letters		
	Preparation of Custom Stipulated Judgment/Stipulation & Order		
	Mutual Agreements to Vacate / Ex tensions of Notices to Vacate	\$75 Per Item:	Order to post Summons and Complaint
	Drafting Motions and Opposition to Motions		Preparation of Declaration Under Penalty of Perjury
	Settlement negotiations with clients/attorneys/tenants		
	Preparation of documents for filing Unlawful Detainer		
	**Please be advised pursuant to AB 3088, local and county moratoriums, and the current CDC order in place, we are unable to guarantee you will receive possession of your property, prior to 2/1/21, with the filing of this eviction.	\$1250 & up:	Obtaining a temporary restraining order for civil harassment and/ or elder abuse including filing and appearance
		\$330 & up:	Statement of facts and witnesses for trial
\$25 & up	Unscheduled Phone calls lasting longer than 15 minutes will be charged \$25 for every additional 15 minutes thereafter.	\$500 & Up	Opposition and Appearance for Covid-19 distress hearing

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Extraordinary Costs: Advanced filing cost for a court motion, additional process serving charges or service attempts by process server, Sheriff Re-posting cost, Writ of Execution fee-collection, Abstract of Judgment. mailing or postage charges, Satisfaction of Judgement, etc.

Further, the tenant or tenant's attorney may contact this office to engage in settlement negotiations, or have you answer interrogatories or attend depositions of witnesses. We may also be forced to wait for an available courtroom for hours on end, or the trial may take longer than the typical one hour. For the extraordinary services or costs as described in part above, you will be billed accordingly. Any time spent by the office staff for settlement negotiations, or additional phone calls will be billed at the rate of \$175 per hour. The Law Office is extremely busy representing many clients and employs and trains staff for the purpose of processing, answering and handling routine questions that are presented with each lawsuit or case for which we are retained. Staff cannot provide legal advice. Occasionally, a client or manager overwhelmingly feels the absolute need to speak with the attorney personally - even though an employee has provided answers to the client's inquiries as to status and standard procedures. In these instances, the undersigned understands that if according to the desire of the client speaking personally with an attorney is imperative, the minimum fee for such expenditure of time is \$100 for which the client will be billed. Any time personally spent by the attorney beyond fifteen minutes will be billed at the proportional rate of \$250 per hour. Unless special arrangements are made with the client or agent, the charge for a typical default eviction as specified herein must be paid in advance. The attorney fees of \$250 + 4% refund costs shall be considered fully earned as soon as the law office prepares the Summons & Complaint. Attorney fees shall be considered as "earned" when the Summons & Complaint for Unlawful Detainer are drafted by the law office.

The Law Office may utilize the services of associated and closely affiliated attorneys to handle a variety of legal services. These services may include legal research, motion drafting, discovery, court appearances, jury trial preparation, jury and court trials and federal matters, including bankruptcy. Client hereby gives permission and consent for the Law Office, at its discretion, to engage such counsel for appropriate tasks and in accordance with the posted fee schedule. Under certain circumstances, a separate retainer agreement may be necessary.

THE LAW OFFICE INTENDS TO RETAIN ALL CLIENT FILES FOR A PERIOD OF NOT LESS THAN SEVEN YEARS FROM COMPLETION OF REPRESENTATION, AFTER WHICH THE FILE WILL BE DESTROYED. WITHIN THAT FIVE YEARS, WE WILL GLADLY PROVIDE YOU WITH ONE DUPLICATE COPY OF THE FILE ON REQUEST. THERE WILL BE AN ACQUISITION AND ADMINISTRATION FEE OF \$50.00 TO OBTAIN THE FILE FROM THE STORAGE SHED.

Fees, costs or court charges are subject to change at option of Law Office.

I DECLARE THAT THE INFORMATION PROVIDED TO THE LAW OFFICE, ALONG WITH THIS TWO PAGE RETAINER, IS TRUE AND CORRECT AND IF CALLED AS A WITNESS TO TESTIFY IN COURT, I COULD DO SO COMPETENTLY. BY SIGNING BELOW I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE RETAINER AGREEMENT AND AM BOUND BY SAID RETAINER AGREEMENT

Due to your credit card company's refund policy, FastEvict.com will be deducting 4% from the total amount of the refund along with a \$50.00 processing fee. Uncontested Residential Evictions over \$10K or Uncontested Commercial Evictions over 20K please call for pricing.

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VERIFICATION

STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO

I have read the foregoing SUMMONS AND COMPLAINT FOR UNLAWFUL DETAINER

_____ and know its contents.

CHECK APPLICABLE PARAGRAPHS

I am a party to this action. The matters stated in the foregoing document are true of my own knowledge except as to those matters which are stated on information and belief, and as to those matters I believe them to be true.

I am an Officer a partner _____ a _____ of _____

_____ a party to this action, and am authorized to make this verification for and on its behalf, and I make this verification for that reason. I am informed and believe and on that ground allege that the matters stated in the foregoing document are true. The matters stated in the foregoing document are true of my own knowledge, except as to those matters which are stated on information and belief, and as to those matters I believe them to be true.

I am one of the attorneys for _____

_____ a party to this action. Such party is absent from the county of aforesaid where such attorneys have their offices, and I make this verification for and on behalf of that party for that reason. I am informed and believe and on that ground allege that the matters stated in the foregoing document are true.

Executed on _____, at SAN BERNARDINO, California.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Type or Print Name

Signature

I request that a facsimile be accepted as an original pursuant to CRC 2.305(d), a signature hereon, in any, I produced by facsimile transmission is admissible as an original

PLAINTIFF: DEFENDANT:	CASE NUMBER:
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10. **Just cause eviction.** (Only applicable if action is filed before October 1, 2021. Note: If the tenancy is subject to the Tenant Protection Act (including Civil Code section 1946.2), plaintiff must, if using form UD-100, complete item 8 on that form in addition to this item.)
- a. The tenancy identified in the unlawful detainer complaint in this action was terminated for at-fault just cause as defined in Civil Code section 1946.2(b)(1), which reason is in the notice of termination. (Code Civ. Proc., § 1179.03.5(a)(3)(A)(i).)
- b. The tenancy identified in the unlawful detainer complaint in this action was terminated for no-fault just cause as defined in Civil Code section 1946.2(b)(2), which reason is in the notice of termination. (Code Civ. Proc., § 1179.03.5(a)(3)(A)(ii).) (Complete (1) or (2) below, only if applicable.)
- (1) The no-fault just cause is the intent to demolish or substantially remodel, which is is not necessary to comply with codes, statutes, or regulations relating to the habitability of the rental units. (Code Civ. Proc., § 1179.03.5(a)(3)(A)(ii).)
- (2) The tenancy identified in the complaint in this action was terminated because the owner of the property has entered into a contract with a buyer who intends to occupy the property and the property does does not meet all the requirements of Civil Code section 1946.2(e)(8). (Code Civ. Proc., § 1179.03.5(a)(3)(A)(iii).)
- c. This action is based solely on the cause of termination checked in item 10a or b above, and is not for nonpayment of rent or other financial obligations. (If this item applies, plaintiff may not recover any rental debt due from the period between March 1, 2020, and September 30, 2021, as part of the damages in this action. (Code Civ. Proc., § 1179.03.5(a)(3)(B).))
11. **Rent or other financial obligations due after September 30, 2021.** (Only applicable if action is filed on or after October 1, 2021.) The only demand for rent or other financial obligations on which the unlawful detainer complaint in this action is based is a demand for payment of rent due after September 30, 2021.
12. **Statements regarding rental assistance** (Required in all actions based on nonpayment of rent or any other financial obligation. Plaintiff must answer all the questions in this item and, if later seeking a default judgment, will also need to file Verification Regarding Rental Assistance--Unlawful Detainer (form UD-120).)
- a. Has plaintiff received rental assistance or other financial compensation from any other source corresponding to the amount demanded in the notice underlying the complaint? Yes No
- b. Has plaintiff received rental assistance or other financial compensation from any other source for rent accruing after the date of the notice underlying the complaint? Yes No
- c. Does plaintiff have any pending application for rental assistance or other financial compensation from any other source corresponding to the amount demanded in the notice underlying the complaint? Yes No
- d. Does plaintiff have any pending application for rental assistance or other financial compensation from any other source for rent accruing after the date on the notice underlying the complaint? Yes No
13. Number of pages attached (specify): _____

Date: _____

(TYPE OR PRINT NAME)_____
(SIGNATURE OF PLAINTIFF OR ATTORNEY)**VERIFICATION**

(Use a different verification form if the verification is by an attorney or for a corporation or partnership.)

I am the plaintiff in this proceeding and have read this complaint. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: _____

(TYPE OR PRINT NAME)_____
(SIGNATURE)

ATTORNEY OR PARTY WITHOUT ATTORNEY STATE BAR NUMBER: NAME: FIRM NAME: STREET ADDRESS: CITY: STATE: ZIP CODE: TELEPHONE NO.: FAX NO.: E-MAIL ADDRESS: ATTORNEY FOR (<i>name</i>):	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME:	
PLAINTIFF: DEFENDANT:	
VERIFICATION BY LANDLORD REGARDING RENTAL ASSISTANCE—UNLAWFUL DETAINER	
CASE NUMBER:	

This form must be filed by the plaintiff with any request for default judgment in any unlawful detainer action seeking possession of residential property based on nonpayment of rent or any other financial obligation under a lease. It may also be used at other times as appropriate or when requested by a judicial officer.

1. The landlord of the property at issue in this case is (*name*):
2. All of the following statements are true:
 - a. Landlord has not received rental assistance or other financial compensation from any other source corresponding to the amount demanded in the notice underlying the complaint in this action.
 - b. Landlord has not received rental assistance or other financial compensation from any other source for rent accruing after the date of the notice underlying the complaint in this action.
 - c. Landlord does not have any pending application for rental assistance or other financial compensation from any other source corresponding to the amount demanded in the notice underlying the complaint in this action.
 - d. Landlord does not have any pending application for rental assistance or other financial compensation from any other sources for rent accruing after the date of the notice underlying the complaint in this action.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: _____

 (TYPE OR PRINT NAME)

▶

 (SIGNATURE)

 (TITLE-- provide if signing on behalf of corporation or other business entity)