THREE-DAY NOTICE TO PAY RENT

For Properties Subject to Just Cause Eviction Requirements

NOTE: This form is used by a property manager or landlord of a property subject to Just Cause eviction requirements when a tenant is in default, to notify the tenant of the amount of the delinquent rents payable within three days, excluding weekends and judicial holidays. [Calif. Civil Code §1946.2]

To serve a three-day notice to pay rent with rent-related fees, see **RPI** Form 575-2.

DATE: _____, 20 _____, at _____, California.
To Tenant: _____

Items left blank or unchecked are not applicable.

FACTS:

1. You are a Tenant under a rental or lease agreement

1.1 dated _____, at _____, California,
1.2 entered into by _____, as the Tenant,
1.3 and _____, as the Landlord,
1.4 regarding real estate referred to as _____.

NOTICE:

2. You are the Tenant of a property requiring "just cause" to terminate the tenancy.

3. You are in breach of the payment of amounts due under the rental or lease agreement.

4. Within three days after service of this notice, excluding weekends and judicial holidays, you are required to either:

4.1 Pay rent and other amounts now due and unpaid in the **Total Amount** of . . . . . .$_____
representing rent for the periods of
_____, 20_____ to _____, 20_____ . . . . . Amount $_____
_____, 20_____ to _____, 20_____ . . . . . Amount $_____
_____, 20_____ to _____, 20_____ . . . . . Amount $_____

The **Total Amount** due may be paid in one of the following manners:

a. By personal delivery to _____ (Name)
_____ (Address)
Payment of the Total Amount due will be accepted at the above address during the hours of _____ to _____ on the following days: _____.

b. By deposit into account number _____
at _____ (Financial Institution)
_____ (Address)

c. By the electronic funds transfer previsouly established between Landlord and Tenant.

d. _____

OR

4.2 Deliver possession of the premises to Landlord or _____.

5. When you fail to pay the Total Amount due or to deliver possession of the premises within three days, excluding weekends and judicial holidays, you will be served with a three-day notice to quit without further opportunity to cure the violation. [See **RPI** Form 577-1]

5.1 Landlord reserves the right to pursue collection of any future loss of rent allowed by Civil Code §1951.2.

6. Notice: 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.

Date: _____, 20_____
Landlord/Agent: _____ DRE# _____

Signature: _____
Address: _____
Phone: _____ Cell: _____

 ©2025 **RPI — Realty Publications, Inc.**, P.O. BOX 5707, RIVERSIDE, CA 92517