

3-DAY NOTICE TO PAY RENT OR QUIT

California Code of Civil Procedure Section 1161(2)

Tenant Name(s):

Rental Property Address:

City:

Zip Code:

You are hereby notified that you are in default in payment of rent on the premises described above. The amount currently due and unpaid is stated below. You are required to pay this amount in full, or vacate and deliver up possession of the premises, within THREE (3) DAYS (excluding Saturdays, Sundays, and judicial holidays) after service of this notice on you.

Total Rent Due:

(e.g., "\$2,450.00")

For the Period:

(e.g., "June 1, 2026 – June 30, 2026")

Where and How to Pay:

Payment may be made to (name):

Phone Number:

Payment Address:

Days/Hours Payment Accepted:

If electronic payment (e.g., app, portal, or bank transfer) is accepted, describe below:

Electronic Payment Instructions (optional):

If you fail to pay the rent in full or vacate the premises within the three-day period, legal proceedings will be instituted against you to recover possession of the premises, declare the forfeiture of the rental agreement, and recover rent, damages, and court costs as permitted by law.

Landlord / Authorized Agent

Name:

Phone:

Signature:

Date Notice Given:

Method of Service (check one):

- ☐ Personally delivered to tenant
- ☐ Posted at a conspicuous location and mailed to tenant ("nail and mail")
- ☐ Left with a person of suitable age and mailed to tenant

This template is provided for general informational purposes and does not constitute legal advice. Some California cities and counties (including rent-controlled jurisdictions) impose additional requirements or restrictions on rent collection and eviction notices. Consult local ordinances or an attorney before relying on this notice. Generated by LeaseConnectPro — leaseconnectpro.app — California property management for small landlords.