

- DAY NOTICE TO PAY RENT
OR LEASE TERMINATES – RESIDENTIAL

TO: Tenant(s): _____ FROM: Landlord _____

Address of Leased Premises: _____

NOTICE IS HEREBY GIVEN that you are in breach of the Lease Agreement on the above described lease premises due to failure to timely pay rent. Pursuant to the agreed upon terms of the lease agreement, within _____ () **days** after service of this notice upon you, you must pay in full to Landlord the rent and other charges now due and unpaid, as follows:

\$ _____ Rent for _____
\$ _____ Late Charges _____
\$ _____ Other _____
\$ _____ Other _____
\$ _____ Total (exclusive of future accruing costs)

Payment will be accepted only by:

cash; money order; cashier's or certified check; personal check

IF YOU FAIL TO TENDER FULL PAYMENT, **your Lease will be terminated** and you must surrender possession of the premises to Landlord. If you fail, within the _____ () **day** notice period, either to pay the total charges in full, or to surrender possession of the premises, legal proceedings will be commenced against you to recover possession and to recover a judgment for the rent and damages for your unlawful detention of the premises, and all costs of court including attorneys' fees to the extent allowed by applicable law and/or the lease agreement. Surrender of the premises does not relieve you of liability for the outstanding balance. The _____ () **day** notice period described herein shall expire at:

_____ o'clock [a.m./ p.m.], on the _____ day of _____, 20 _____.

LANDLORD RESERVES ALL RIGHTS AND REMEDIES UNDER THE LEASE AGREEMENT AND UNDER APPLICABLE LAW, INCLUDING BUT NOT LIMITED TO CONTRACTUAL DAMAGES FOR UNPAID RENT, AND NOTHING IN THIS NOTICE SHOULD BE CONSTRUED AS A WAIVER OR RELINQUISHMENT OF SAME.

If you have any questions, please call _____, at _____.

Signed, this the _____ day of _____, 20 _____.

Signed: _____
Landlord/Lessor, or authorized agent

PROOF OF DELIVERY

A copy of this Notice was delivered to Tenant:

- by hand
- by registered/certified mail at the above address, which is:
 - the place designated by Tenant for receipt of communications;
 - Tenant's last known place of residence;
- by posting prominently on the front door of the leased premises.

Notice delivered/mailed/posted by: Sign Name _____

Print Name _____

In his/her capacity as: Landlord/Lessor; Manager; Agent.

Notice delivered/mailed/posted on: [date] _____