

3 DAY EVICTION NOTICE

State of [STATE] Date of Notice:

TO: [ALL TENANT NAME S ON THE], and all other persons in possession **PROPERTY ADDRESS:**
[RENTAL PROPERTY ADDRESS INCLUDING UNIT NUMBER]

FROM: [LANDLORD S NAME OR MANAGEMENT COMPANY] [LANDLORD S ADDRESS]

Three (3) Day Notice

PLEASE TAKE NOTICE that you are in possession of the above-described premises (the "Premises") under a lease or rental agreement dated **** (the "Rental Agreement") between you and the undersigned Landlord.

The notice period prescribed by law and/or the Rental Agreement for the action described below is **three (3) calendar days** from the date of service of this Notice.

You are hereby notified that rent and related charges for the Premises are past due and unpaid in the total amount of **** for the rental period(s) of **[RENTAL PERIOD S COVERED BY THE]**.

YOU ARE HEREBY REQUIRED within **three (3) calendar days** after service of this Notice to pay the above-stated amount in full, **OR** to quit the Premises and deliver up possession to the Landlord. Payment shall be delivered to Landlord at the address set forth above, by a method authorized under the Rental Agreement.

Failure to comply within three (3) calendar days will result in the forfeiture of your Rental Agreement and the institution of legal proceedings to recover possession, unpaid rent, damages, and — where permitted — attorney's fees and costs.

Landlord's Reservation of Rights

Landlord reserves all rights and remedies under the Rental Agreement and the laws of the State of [STATE].

Federal Notice Advisory: A longer notice period may be required for federally backed or assisted housing.

Signature

Executed on .

Landlord

PRINTED NAME

SIGNATURE

DATE

Proof of Service / Declaration of Service

State of [STATE]

I, [NAME OF PERSON SERVING THE NOTICE], declare under penalty of perjury under the laws of the State of [STATE] that I am over the age of eighteen (18), am not a party to this matter, and that on ****, I served the above Notice on the Tenant(s) named above, at the Property Address listed above, by the following method:

- **Personal delivery** — I handed the Notice directly to the Tenant in person.
- Substituted service.
- Posting and mailing.
- Certified mail.

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

Server

PRINTED NAME

SIGNATURE

DATE