

NON PAYMENT 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]

Notice of Non-Payment of Rent — Pay or Quit

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.

You are hereby notified that rent and lawful charges for the Premises are past due and unpaid in the following amounts:

Item	Amount	---	---	Unpaid rent for [RENTAL PERIOD S COVERED]		Late fees (authorized by Rental Agreement and state law)	\$0.00	Total due	**** (plus late fees of \$0.00)
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YOU ARE HEREBY REQUIRED within **3 calendar days** after service of this Notice to pay the total amount demanded above in full, **OR** to quit the Premises and deliver up possession of the same to the Landlord.

Payment shall be made by a method authorized under the Rental Agreement (certified funds, money order, electronic payment to the designated account, or cash where accepted). Payment shall be delivered to Landlord at the address listed above. Landlord is not obligated to accept partial payment, and any acceptance of a partial payment does not waive the right to proceed on this Notice unless expressly agreed in writing.

This Notice demands only rent and lawful charges actually owed under the Rental Agreement and state law. If you dispute the amount demanded, you should contact Landlord immediately or consult counsel — do not simply ignore this Notice.

Failure to pay the full amount demanded, or to vacate the Premises, within **3 calendar days** will result in the forfeiture of your Rental Agreement and the institution of legal proceedings to recover possession of the Premises, unpaid rent, damages, and — where permitted by law — attorney's fees and costs. A judgment for possession and money damages may be reported to consumer reporting agencies and may affect your ability to rent in the future.

Landlord's Reservation of Rights

Landlord reserves all rights and remedies under the Rental Agreement and the laws of the State of [STATE]. No statement in this Notice shall be construed as a waiver of Landlord's right to recover any additional rent or charges that become due after the date of this Notice.

Federal Notice Advisory: A 30-day notice may be required for federally backed or assisted housing under the CARES Act §4024.

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
