

NOTICE TO PAY RENT OR QUIT

Date of Notice: [date notice was served]

I. TENANT INFORMATION

Tenant(s): [tenant full legal name(s)]

Current Address: Street Address: [tenant street address]

Unit Number (if applicable): [tenant unit number, if applicable]

City: [tenant city]

State: [tenant state]

Zip Code: [tenant zip code]

II. LANDLORD INFORMATION

Landlord: [landlord full legal name]

Mailing Address: Street Address: [landlord mailing address]

City: [landlord city]

State: [landlord state]

Zip Code: [landlord zip code]

III. RENTAL PREMISES

The rental property subject to this notice is located at: Street Address: [property street address]

Unit Number (if applicable): [property unit number, if applicable]

City: [property city]

State: [property state]

Zip Code: [property zip code]

IV. OVERDUE RENT

You are hereby notified that you are in default of your rental agreement, dated [lease agreement effective date], for the above-described premises due to non-payment of rent.

The total amount of overdue rent currently due is: [total amount of overdue rent].

This amount represents rent for the period beginning [date rent was due] and continuing through the date of this notice. No late fees or other charges are included in this demand.

V. DEMAND FOR PAYMENT AND POSSESSION

You are hereby given **SEVEN (7) DAYS** from the date of service of this notice to either:

1. Pay the full amount of overdue rent, totaling [total amount of overdue rent], to the Landlord at the address provided above; **AND**
2. Vacate the premises and deliver possession to the Landlord.

Please be advised that the Landlord is not offering you the right to remain in the premises by paying the overdue rent. This notice serves as a demand for both the payment of overdue rent and the immediate termination of your tenancy, requiring you to vacate the premises.

VI. CONSEQUENCES OF NON-COMPLIANCE

If you fail to pay the full amount of overdue rent **AND** vacate the premises within the seven (7) day period, the Landlord will initiate legal proceedings to recover possession of the premises through an unlawful detainer action or other appropriate legal action, and to recover all unpaid rent, damages, and costs as permitted by law.

This notice is issued in accordance with applicable landlord-tenant laws and serves as a formal demand for compliance.

VII. LANDLORD'S RESERVATION OF RIGHTS

The Landlord reserves all rights and remedies available under the rental agreement and applicable law, including but not limited to the right to pursue eviction, collect all outstanding rent, damages, and any other costs incurred as a result of your non-compliance.

LANDLORD

Signature: _____

Print Name: [landlord full legal name]

Date: _____

Address: [landlord mailing address]