NOTICE TO PAY OR QUIT

Date of this Notice to Pay or Quit: _____

Name of Landlord: _____

Name(s) of Tenant(s) and all
Adults Residing at the Leased Premises: _____
_____
_____
_____
_____
(referred to herein collectively as the "Tenant")

Name of Lease Guarantor (if any): _____

Property Address, including Unit Number: _____
_____
_____
(referred to herein as the "Leased Premises")

This Notice constitutes a NOTICE TO PAY OR QUIT under and in accordance with applicable laws and that certain _____ [insert name of lease document] dated as of _____ between Landlord and Tenant (referred to herein as the "Lease").

ACCORDINGLY, Tenant shall and is hereby required to QUIT AND VACATE the Leased Premises within _____ days after service of this NOTICE TO QUIT upon Tenant (such date is referred to herein as the "Deadline"), unless the monetary violation and monetary lease default described below has been cured in full on or before such Deadline.

Monetary Lease Default:

☐   Past-due rent. $_____
          Describe the time period or dates of delinquency: _____
          _____

☐   Late fees. $_____
          Describe: _____

Total Amount Due, on or before Deadline: $_____

In the event Tenant does not comply with this Notice to Pay or Quit by paying the Total Amount Due stated above on or before the Deadline stated above, Landlord shall have the right to commence an action against Tenant in Unlawful Detailer and/or Eviction, in order to recover possession of the Leased Premises. In such event, Tenant may be liable to Landlord for Landlord's legal fees and the court costs of the action, to the extent set forth in the Lease and applicable law.

In all cases, Landlord preserves all rights against Tenant and any Lease guarantor, whether at law, in equity or as otherwise provided under the terms of the Lease or any Lease guaranty.

IN WITNESS WHEREOF, this Notice to Pay or Quit is dated as of the date set forth above.

Name of Landlord: _____

By: _____

Its: _____

CERTIFICATE OF SERVICE

On _____ , I: *(check all boxes that are true)*

☐ Mailed by regular mail (postage prepaid)

☐ Mailed by Certified mail (return receipt attached)

☐ Hand-delivered by _____ (insert name of person)

A copy of the within Notice to Pay or Quit to the following person(s):

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Signature: _____

STATE OF _____)

) ss.

COUNTY _____)

     The foregoing instrument was acknowledged before me this ___ day of _____, 20__, by _____.

_____
Notary Public

My commission expires:

_____

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