

3-DAY NOTICE TO PAY RENT OR MOVE OUT

TO:

Insert Names of All Adult Occupants

And All Other Occupants In Possession of the Premises Located at:

PLEASE TAKE NOTICE THAT WITHIN THREE (3) DAYS, excluding Saturdays, Sundays and other judicial holidays, after service on you of this Notice, you are required to pay the full amount of the rent stated herein **or** quit (vacate/move out) the Premises and deliver possession to the Landlord. Payment as required by this Notice means that **you are responsible for ensuring that the Landlord actually receives your full payment in legally sufficient funds within the 3 Day time period. Once the 3 Days have expired, the Landlord is not required to accept your payment and may proceed to file an Unlawful Detainer lawsuit without further notice.**

RENT DUE FOR MONTH/YEAR

AMOUNT DUE:

\$ _____

\$ _____

TOTAL: \$ _____

PLEASE TAKE FURTHER NOTICE that unless you pay the full rent **or** vacate the Premises within the 3 Day period required by this Notice, that the Landlord elects to declare the forfeiture of your Lease or Rental Agreement and will institute an Unlawful Detainer legal action against you to recover possession of the Premises. **You are responsible for ensuring that the Landlord actually receives your full payment in legally sufficient funds within the 3 Day time period. Once the 3 Days have expired, the Landlord is not required to accept your payment and may proceed to file an Unlawful Detainer lawsuit to recover possession of the Premises without further notice.**

PAYMENT WITHIN THE 3 DAY PERIOD MAY BE MADE AS FOLLOWS:

MADE PAYABLE TO: _____

NAME OF PERSON TO DELIVER PAYMENT TO: _____

DELIVERY ADDRESS: _____

TELEPHONE: _____

DAYS/HOURS FOR DELIVERY OF RENT: Monday Tuesday Wednesday Thursday Friday Saturday Sunday

FROM _____ a.m. to _____ p.m.

If rent is tendered with a personal check that is returned NSF, you have not complied with this Notice and an Unlawful Detainer Action will be filed.

Date: _____

Landlord/Owner: _____

By: _____

Signature

CREDIT WARNING: DO NOT IGNORE THIS NOTICE. If an Unlawful Detainer lawsuit is filed against you, it could result in a judgment against you which may include monetary amounts, attorneys' fees and court costs. Once a lawsuit is filed with the Court it is a public record and may later appear on your Credit Report or have a negative impact on your Credit. This could seriously affect your ability to obtain credit or to obtain rental housing in the future.

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