PAY OR QUIT 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 to Pay Rent or Quit

PLEASE TAKE NOTICE that you are currently 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 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 to pay the above-stated amount in full within **3 calendar days** after service of this Notice, **OR** quit the Premises and deliver up possession of the same to the Landlord.

Payment must be made to the Landlord at the address set forth above, by a method acceptable under the Rental Agreement (certified funds, money order, or electronic payment to the designated account). Landlord is not obligated to accept partial payment, and acceptance of any partial payment does not waive Landlord's right to proceed on this Notice unless agreed in writing.

Failure to pay the rent in full 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 rent, damages, possession of the Premises, and — where permitted by law — attorney's fees and costs.

Landlord's Reservation of Rights

THE LANDLORD RESERVES ALL RIGHTS AND REMEDIES PROVIDED UNDER THE RENTAL AGREEMENT AND UNDER APPLICABLE LAWS OF THE STATE OF [STATE], INCLUDING BUT NOT LIMITED TO RECOVERY OF UNPAID RENT, DAMAGES TO THE PREMISES, AND — WHERE PERMITTED — ATTORNEY'S FEES AND COSTS. NOTHING IN THIS NOTICE MAY BE CONSTRUED AS A WAIVER OF SUCH RIGHTS AND REMEDIES OR AS AN ACCEPTANCE OF ANY PARTIAL OR LATE PAYMENT.

Federal Notice Advisory

If the Premises is subject to a federally backed mortgage (Fannie Mae, Freddie Mac, FHA, VA, USDA) or if Tenant receives federal rental assistance (Section 8 voucher, project-based Section 8, Public Housing),

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additional federal notice requirements may apply under the CARES Act §4024, HUD program regulations, or other federal law.

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:

- [X] **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