

NOTICE OF DEFAULT AND INTENT TO EVICT FOR NON-PAYMENT OF RENT

Date: [Current Date]

To: [Tenant Name(s)]

Property Address: [Full Property Address]

NOTICE IS HEREBY GIVEN that you are in default of your lease agreement dated [Lease Start Date] for the property located at the address listed above.

As of [Current Date], you have failed to pay rent in the total amount of \$[Total Amount Owed]. This balance is calculated as follows:

- Rent for [Month/Period]: \$[Amount]
- Late Fees: \$[Amount]
- Other Charges: \$[Amount]

DEMAND FOR POSSESSION:

You are hereby required to pay the full amount of \$[Total Amount Owed] or vacate the premises within [Number of Days, e.g., 3 or 5] days from the date of service of this notice.

If you fail to pay the total amount due or move out by [Deadline Date], legal proceedings will be initiated against you to recover possession of the premises, to obtain a judgment for the rent and late fees owed, and to recover court costs and attorney fees as permitted by law.

Please remit payment immediately to: [Landlord/Manager Name and Address].

Sincerely,

[Landlord Signature]

[Landlord Printed Name]

[Phone Number]

[Email Address]

Proof of Service:

I, [Server Name], declare that I served this notice on [Date] by:

- Delivering a copy to the tenant personally.
- Leaving a copy with a person of suitable age and discretion at the residence.
- Posting a copy in a conspicuous place on the property and mailing a copy via certified mail.