

FIVE-DAY NOTICE TO PAY OR QUIT

Date: _____

Notice to Tenant(s),

Pursuant to Local Statute _____, you are hereby tendered five-day written notice to remit all due, but as yet unpaid, rent and other amounts owing, in the amount of: \$ _____ (Calculated through today). The stated amount is calculated as follows:

\$ _____ Rent from _____ to
\$ _____ Late Charges
\$ _____ Fee for preparing and serving Five-Day Notice
\$ _____ Other
\$ _____ **TOTAL**

The stated "TOTAL" is exclusive of future accruing costs. Daily late fees may accrue until payment is received. In the event full payment is not tendered within five calendar days after receipt of this notice, your right to possess and occupy the premises will be terminated and an eviction action filed against you to recover possession of the premises, rent, late fees, and any other amounts due under the rental agreement or available by law, including attorney's fees and court costs. Full payment within the five-day period will reinstate the rental agreement.

Assuming this letter is received on the date specified above, the fifth day falls on _____ . Alternatively, you may vacate the premises on or before the fifth day. Vacating the premises, however, will not relieve you from liability for the outstanding balance.

Landlord or Agent for Landlord

This notice delivered this date _____ via:

____ Certified mail
____ Regular first class mail
____ Hand delivered
____ Other _____
____ Acknowledgment of hand delivery and receipt hereof:

(Signature of Tenant)

(Date)

Service of this notice may be accomplished certified or registered mail, hand-delivery, process server, etc.; the five days to tender payment shall commence after the first notice is received and shall not be extended if additional copies of this notice are subsequently received.