

**14 DAY NOTICE
TO QUIT FOR
NON-PAYMENT OF RENT**

DATE OF NOTICE:

TO:

TENANT(S) IN POSSESSION:

_____ and All Other Occupants.

LEASED PREMISES:

To: Tenants Listed Above and All Persons Now in Possession of the Leased Premises,

Your rent being in arrears, you are hereby notified to quit and deliver up in **FOURTEEN (14)** days from your receipt of this notice the above described premises now held by you as my tenant. The amount of rent owed by you is: \$_____ representing the rent past due for the month(s) of:

_____ If you fail to vacate the above unit on the date specified for termination, legal action shall be commenced to evict you, at which time you may present a defense; you may be required to pay court costs and attorney fees if it is instituted.

Important Notice:

Cure Rights of Residential Tenants at Will: If you have not received a Fourteen (14) Day Notice to Quit for nonpayment of rent within the last twelve (12) months, you have the right to prevent termination of your tenancy by paying or tendering to your landlord, landlord's attorney, or the person whom you customarily pay your rent, the full amount of rent due within ten (10) days after your receipt of this notice.

Cure Rights of Residential Tenants under Lease: If you are a tenant under an unexpired written lease, you have until the day the answer is due, in any action by your landlord to recover possession of the premises, to pay or tender to your landlord or to your landlord's attorney, all the rent then due, with interest and costs of suit, to prevent the termination of your lease.

Reservation of Landlord's Rights: Otherwise, all monies paid to the landlord after your receipt of this notice will be accepted as use and occupancy and not as rent, without waiving any right to possession of the premises, and without any intention of reinstating your tenancy or establishing a new tenancy.