

3 DAY NOTICE TO VACATE

DATE: _____

Tenant(s): _____

Landlord: _____

Property Address: _____

Re: 3-Day Notice to Vacate

By: Certified Mail # _____ and USPS First Class Mail

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN VIOLATION OF THE LEASE FOR THE FOLLOWING REASON:

LANDLORD hereby terminates the lease and demands that TENANT AND ALL OCCUPANTS vacate the PROPERTY and surrender possession of the PROPERTY unto LANDLORD on or before 3 days from the date of this letter.

Should TENANT AND ALL OCCUPANTS fail to vacate the PROPERTY and fail to surrender possession of the PROPERTY unto LANDLORD on or before 3 days from the date of this letter, A FORCIBLE ENTRY AND DETAINER LAWSUIT WILL BE FILED AGAINST YOU.

If a lawsuit is filed against you, you may be liable for unpaid rent, attorney's fees and court costs.

FAILURE TO APPEAR FOR TRIAL MAY RESULT IN A DEFAULT JUDGMENT BEING ENTERED AGAINST YOU.

**LANDLORD WILL NO LONGER ACCEPT RENT PAYMENTS.
ANY PAYMENT MADE AFTER THE DATE OF THIS LETTER WILL BE RETURNED.**