

14 DAY NOTICE TO QUIT

Date: _____

To: _____ & All other Occupants

You are hereby notified to quit and deliver up on or before fourteen (14) days after your receipt of this notice, the premises that you occupy as their tenant, to wit:

The entire premises located at:

_____, Apartment # (if applicable) _____
(Street Address)

_____, _____, _____,
(City) (State) (Zip)

together with all the landlord's appurtenances thereto belonging.

The reason for this notice is non-payment of rent. As of the above date, the amount of your arrearage balance is as follows: TOTAL\$ _____

If you remain in the above unit on the date specified for termination, we may seek to enforce termination only by bringing a judicial eviction, at which time you may present a defense; you may be required to pay court costs and attorneys fees if it is instituted.

If you are a tenant at will and have not received a Fourteen (14) Day Notice To Quit for non-payment of rent within the twelve (12) months preceding your receipt of this Notice, you have a right to prevent termination by paying or tendering to your landlord's attorney or the person to whom you customarily pay your rent, the full amount of rent due within ten (10) days after you receipt this notice.

If any tender of monies or payments does not comply with the requirements noted above or otherwise cure or excuse the breach as provided by law, any monies paid by you after the date of this notice shall be accepted for use and occupancy only and not for rent, shall not waive this notice or any subsequent eviction, nor shall it create or reinstate any tenancy.

You are hereby notified to produce this notice at any court where this case may be heard.

Sincerely,

Landlord / Property Manager

Phone Number: _____

Date: _____