

Notice to Pay Rent or Quit

Eviction Notice

Date of notice	[DATE]
To (tenant)	[TENANT NAME(S)] and all other occupants
Property address	[FULL ADDRESS, UNIT, CITY, STATE, ZIP]
From (landlord)	[LANDLORD NAME, ADDRESS, PHONE]

You are hereby notified that you are in default of your lease or rental agreement for the property above because the following rent is past due:

Rental period	Amount due
[e.g. October 1 – October 31, 2026]	[\$[AMOUNT]]
Total amount due	[\$[TOTAL]]

Within **[NUMBER]** days after this notice is delivered to you, you must either:

1. **Pay the total amount due in full** to [LANDLORD/AGENT NAME] at [ADDRESS or PAYMENT METHOD], or
2. **Move out of the property** and return possession to the landlord.

If you do neither within this period, the landlord may begin legal proceedings to recover possession of the property, the rent owed, and any other amounts allowed by law. Partial payment may not stop the eviction process unless the landlord agrees in writing.

Landlord / agent signature: _____ Date: _____

PROOF OF SERVICE

I delivered this notice on [DATE] at [TIME] by: ☐ handing it to the tenant in person ☐ leaving it with a person of suitable age at the property and mailing a copy ☐ posting it on the door and mailing a copy ☐ certified mail.

Served by: _____ Signature: _____

This template is for general information only and is not legal advice. Notice periods, wording and delivery rules differ by state and city, and some areas have extra tenant protections. Check your local law or a lawyer before serving any notice. · Free eviction notice

