State of Georgia

GEORGIA NOTICE TO PAY RENT OR QUIT

_____, 20___

To: _____

Rental Address:

_____

YOU ARE HEREBY NOTIFIED THAT, under the terms of the lease agreement dated _____, 20___ (the “Lease”) for the rent and use of the premises listed above now occupied by you:

Your rent for the period from _____, 20___ to _____, 20___ is PAST DUE. Accordingly, you owe the following amounts:

Rent past due:	$_____
Late fee:	$_____
Total Amount Past Due	**$_____**

I demand payment in full of the total amount past due : (Check one)

☐ **3 Day Notice.** (the minimum required by law) UNLESS PAYMENT IS MADE IN 3 DAYS, THE LEASE WILL BE TERMINATED AND YOU MUST VACATE THE PREMISES. You are further notified that unless you pay the total amount past due or vacate the premises immediately, legal action may be initiated against you.

☐ **On or before _____, 20___.** UNLESS PAYMENT IS MADE BY SUCH DATE, THE LEASE WILL BE TERMINATED AND YOU MUST VACATE THE PREMISES. You are further notified that unless you pay the total amount past due or vacate the premises by such date, legal action may be initiated against you.

Payment must be made: (Check one)

☐ In person at the landlord's address. Payment must be made in person at the address below between the hours of ___:_____ AM/PM to ___:_____ AM/PM, on: (Check all that apply)

☐ Monday

☐ Tuesday

☐ Wednesday

☐ Thursday

☐ Friday

☐ Saturday

☐ Sunday

☐ By mail to the landlord's address. Payment must be made by mail to the address stated below.

☐ Other: _____.

THIS NOTICE IS PROVIDED TO YOU IN ACCORDANCE WITH THE LEASE AND GEORGIA CODE §44-7-50. NOTHING IN THIS NOTICE IS INTENDED OR SHALL BE CONSTRUED AS A WAIVER BY THE LANDLORD OF ANY RIGHTS OR REMEDIES THE LANDLORD MAY HAVE UNDER THE LEASE OR UNDER STATE OR FEDERAL LAW.

_____ _____

Signature Date

Landlord's Contact Information:

Name: _____

Address: _____

Phone Number: _____

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury under the laws of the State of Georgia, that on _____, 20__, I served a true copy of the attached Notice of Termination in the following method:

☐ Personal delivery to _____ at the following address: _____

_____.

☐ Substituted delivery left with/at _____ at the following address: _____

_____.

☐ Posted delivery at the following address: _____

_____.

☐ Registered mail, return receipt requested to _____ at the following address:

_____.

☐ Certified mail, return receipt requested to _____ at the following address:

_____.

Signed by: _____

Print Name: _____

Date: _____