

TEXAS 3-DAY NOTICE TO PAY RENT OR QUIT

_____, 20____

To: _____

Rental Property: _____, City of _____, TX _____

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:	\$ _____
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Total Amount Past Due	\$ _____

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

- 3 DAY NOTICE.** (the minimum required by law)
- _____ **DAY NOTICE.** (number of days stated in original lease agreement)

THIS NOTICE IS PROVIDED TO YOU IN ACCORDANCE WITH THE LEASE AND TEXAS STATE PROPERTY CODE §24.005. 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.

Landlord Signature

Date

Landlord Name: _____

Address: _____, City of _____, State of _____

Phone Number: _____

CERTIFICATE OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury under the laws of the State of Texas that I served a true copy of the attached Notice of Termination as follows:

Date: _____

Name of Tenant: _____

Address of Tenant: _____

Method of Service (check all that apply):

- Personal delivery
- Substituted delivery
- Posted delivery
- First class mail
- Registered mail
- Certified mail

Signed by: _____

Print Name: _____

Date: _____