

# TEXAS 3-DAY NOTICE TO QUIT FOR NON-COMPLIANCE

\_\_\_\_\_, 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:

YOU ARE CURRENTLY IN VIOLATION ( of Section \_\_\_\_\_) OF THE LEASE AS FOLLOWS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

**The violation is:** (Check one)

**Curable.** Demand is made that you remedy the violation on or before \_\_\_\_\_, 20\_\_\_\_ or the tenancy will be terminated and you must vacate the premises. You are further notified that unless you correct the violation or vacate the premises, legal action may be initiated against you.

**Incurable.** The tenancy is hereby terminated and you must vacate the premises and deliver possession of the same to me on or before \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_:\_\_\_\_ AM/PM. You are further notified that unless you vacate the premises, legal action may be initiated against you.

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: \_\_\_\_\_