

State of Texas

EVICTION NOTICE

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: _____

