

Notice of Rent Past Due

DATE _____

RESIDENT _____

ADDRESS _____

DATE RENT DUE _____ RENT PAST DUE \$ _____ LATE CHARGE \$ _____ TOTAL \$ _____

ESTIMATED COURT COSTS \$125.00

According to our records your rent is past due. We cannot maintain your home and make our payments for the mortgage, utilities, taxes, etc., unless we collect our rents when due. We hope this failure to pay on time is simply an oversight. In this event, **YOU HAVE 10 DAYS TO PAY THE PAST DUE RENT AND LATE CHARGE.**

Occasionally, a resident fails to pay because of financial difficulties. We cannot furnish free housing without getting in financial difficulties ourselves. If you are unable to pay your rent, we must ask you to move. If you have neither moved nor paid within the 10 day period, we will have to file a court suit to have your possessions removed from the property. Once this suit is filed you will not only be required to pay the amount past due but you will also be required to pay the court costs.

It is always to the resident's benefit to pay before the notice is filed in court. The filing could affect your credit rating as well as be detrimental to you in your efforts to rent other premises. Should you move out without paying all the rent due, the court will grant a judgment against you. This may result in garnishment of income or attachment of your possessions.

The following is a legal notice, which under the state law, must accompany this letter.

IMMEDIATE PAYMENT OF THE RENT PLUS THE LATE CHARGES WILL VOID THIS NOTICE.

NOTICE TO LEAVE PREMISES

TO _____ TENANT(S)

You are hereby notified that I (we) want you on or before _____ to leave the premises you now occupy and which you have rented of me(us), situated and described as follows:

Grounds: FAILURE TO MAKE PAYMENTS UNDER LAND CONTRACT DATED _____ WHICH CONTRACT WILL STAND FORFEITED UNLESS YOU MAKE ALL PAYMENTS UNDER SAID CONTRACT.

YOU ARE BEING ASKED TO LEAVE THE PREMISES. IF YOU DO NOT LEAVE, AN EVICTION ACTION WILL BE INITIATED AGAINST YOU. IF YOU ARE IN DOUBT REGARDING YOUR LEGAL RIGHTS AND OBLIGATIONS AS A TENANT, IT IS RECOMMENDED THAT YOU SEEK LEGAL ASSISTANCE.

Property Owner

Address (Phone)

