

Date: _____

To: _____

Property Name: _____

Address: _____

Telephone: _____

TDD: 711

RE: Five Day Notice of Material Non-Compliance

Dear _____:

You are hereby notified that you are late in the payment of your rent and the following charges. At present you owe the following:

\$ _____	Rent
\$ _____	Late Charges
\$ _____	Attorney's Fee
\$ _____	Other Charges
\$ _____	Total Amount Due

If the total amount due is not paid to this office by the end of the day _____ (five (5) days from the date of this letter), you will have failed to fulfill your lease/rental agreement. In accordance with your lease/rental agreement you are hereby notified that your lease is terminated on the date denoted above and you must vacate the property. After that date we will also institute proceedings to evict you from the property and/or get a judgment against you for the money due. Landlord requires payment or possession of the rental unit by the above date.

If you make a payment to us after we start legal proceedings, the payment will be accepted as credit towards what you owe, but we will ask the Court to give us judgment for anything else owed and possession. Under State Law, we reserve all our rights even if you pay the rent.

You are also advised that we expect you to be responsible for legal fees, and that a judgment against you in a suit may hurt your credit rating. Further, you will continue to be responsible for payment of rent and/or damages to the property until the normal end of your lease/rental agreement or until someone else is found to rent the apartment, whichever occurs first.

Persons with disabilities have the right to request reasonable accommodations to participate in the hearing process. Your landlord does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

The undersigned does certify that this letter was mailed, first class mail, postage prepaid, to the tenant at the address above and that it was also hand delivered or posted on the front door of the rental unit on the date set forth above.

Sincerely,

On-Site Manager

cc: File and Copies to be sent first-class mail & hand delivered to the resident.