NOTICE TO QUIT FOR NON PAYMENT OF RENT

TO: *and all other occupants*

FROM:

DATE:

<u>Your rent is in arrears</u>, you are hereby notified to quit and deliver up in <u>Fourteen (14) Days</u> after receipt of this notice, the premises now held by you as my tenant, namely:

ADDRESS:

<u>Description</u>   <u>Rent</u>

TOTAL DUE:

If you have not received a notice to quit for non-payment of rent within the last twelve months, you have a right to prevent termination of your tenancy by paying or tendering to your landlord, your landlord's attorney, or the person to whom you customarily pay your rent, the full amount of the rent due within ten days of receipt of this notice.

In the event you have received a like kind notice within the past twelve months or in the event you pay only part of the arrears within ten days of your receipt of this notice or in the event you pay part or all of the arrears more then ten days after your receipt of this notice, you are hereby notified that acceptance of any such funds by the landlord or on the landlord's behalf shall not be received as rent, but for use and occupancy only without the landlord waiving his/her rights to evict you.

NOTICE OF IMPORTANT RIGHTS

Pursuant to the FDCP Act (15 USCA 1692), a consumer debtor is required to be sent the following notice: (1) unless the consumer, within thirty (30) days after receipt of this Notice, dispute the validity of the debt or any portion thereof, the debt will be assume to be valid by the debt   collector; (2) if the consumer notifies the debt collector in writing within the thirty-day period that the debt or any portion thereof, is disputed, the debt collector will obtain verification of the debt or a copy of judgment will be mailed to the consumer by the debt collector; and (3) upon the consumer's written request within the thirty-day period, the debt collector will provide the consumer with the name and address of the original creditor, if different from the current creditor.

HEREOF FAIL NOT, or I shall take due course of law to eject you from the Same.

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Landlord Name and Phone Number