



## NOTICE TO PAY RENT OR VACATE

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To: \_\_\_\_\_ (Tenant(s))  
From: \_\_\_\_\_ (Landlord)  
Re: Lease concerning the Property at \_\_\_\_\_

- A. Notice: Tenant(s) are in breach of the above-referenced Lease solely due to the nonpayment of rent on \_\_\_\_\_ but has **not** been late or delinquent in paying rent before the month in which this notice is being provided.
- B. Opportunity to Cure: You may avoid further action by paying \$ \_\_\_\_\_, which is the total amount past due as of the date of this notice, inclusive of unpaid rent and other charges. For each day after the date of this notice you must pay an additional late charge of \$ \_\_\_\_\_ per day. You must remit payment not later than \_\_\_\_\_ to the place your Lease requires.
- C. Failure to Cure: Should Tenant(s) fail to comply with the opportunity to cure as stated in Paragraph B, Landlord may exercise the right to terminate Tenant's right to occupy the Property effective \_\_\_\_\_ days after the date this notice is delivered to the Property pursuant to Texas Property Code 24.005 (f-3).
- D. Landlord is entitled to pursue all available remedies for Tenant's breach.

\_\_\_\_\_  
Landlord Date

**Or signed for Landlord under written Property Management Agreement or power of attorney:**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Firm Name: \_\_\_\_\_

### Means of Delivery

- ☐ *Certified Mail, Return Receipt Requested No.* \_\_\_\_\_ .
- ☐ *Affixed to inside of main entry door on* \_\_\_\_\_ *by* \_\_\_\_\_ *on* \_\_\_\_\_ .
- ☐ *Hand delivered to* \_\_\_\_\_ *on* \_\_\_\_\_ *by* \_\_\_\_\_ .
- ☐ *Regular Mail*
- ☐ *Electronically (if previously agreed to) via* \_\_\_\_\_