

THREE DAY NOTICE

TO: _____, Tenant of premises at _____.

TAKE NOTICE, you are indebted to the Landlord of the above described premises in the sum of _____ (\$_____) Dollars for rent of the premises from _____ to _____ and _____ (\$_____) Dollars for _____ late charge plus attorneys fees.

YOU ARE REQUIRED to pay the above sum and correct the above violations within **THREE (3) DAYS** after you receive this Notice or surrender possession of the Premises to the Landlord.

YOUR FAILURE TO COMPLY will result in the Landlord commencing summary proceedings under the statute to recover possession of the premises.

If any portion of this claim is disputed, you are to notify us in writing, within 30 days, indicating the nature of the dispute as to the amount due or any part thereof. If we do not hear from you within 30 days, we will assume the claim to be valid as stated in this notice.

If you indicate a dispute, we will provide you with the evidence concerning the validity of the debt.

The fact that you have 30 days to indicate a dispute will not prevent us from filing any legal action against you within that time.

Upon your written request, and within the 30-day period, we shall provide you with the name and address of the original Landlord if different from the current Landlord.

Pursuant to the terms of “The Fair Debt Collection Practices Act”, we may be considered to be acting as a “debt collector” to collect amounts owing to the Landlord. Any information obtained by us from you or about you will be used for that purpose.

DATED: _____

Landlord: _____