

**FIVE-DAY NOTICE TO PAY RENT OR QUIT**

TO:

\_\_\_\_\_ [Tenant(s) Name(s)]

\_\_\_\_\_ [Address]

\_\_\_\_\_

FROM:

\_\_\_\_\_ [Landlord's Name]

\_\_\_\_\_ [Address]

\_\_\_\_\_

Date of Service \_\_\_\_\_

- Manner of Service [check one]:  Personal Service in the Presence of a Witness;  
 Posted Notice on Property and Sent a Second Copy by Mail;  
 Left a Copy with a Person of Suitable Age and Discretion and Sent a Second Copy by Mail.

**PLEASE TAKE NOTICE** that you are in default in payment of rent for the above-described premises in the sum of \$ \_\_\_\_\_ for the period commencing from \_\_\_\_\_ to \_\_\_\_\_ Tenant paid \_\_\_\_\_ in advance for any cleaning, security or rent deposits, in excess of the first month's rent. Rental payment(s) became delinquent on \_\_\_\_\_. As the tenant of the above-described property or premises, you are hereby required to pay the landlord or the landlord's agent the amount of rent now in default.

Your failure to pay rent or quit the premises within five (5) days, or your failure to contest this notice, may result in the landlord applying to the Justice of the Peace for an Eviction Order. The Justice of the Peace may thereupon issue an order directing the Constable to remove you within twenty-four (24) hours after the receipt of the Eviction Order.

**The tenant is hereby advised of his or her right to contest this Notice by filing, with the appropriate Justice of the Peace, an Affidavit that he or she is not in default in the payment of rent. The Affidavit must be filed with the Court no later than noon on the fifth full day following the date of service.**