Verified against official Maine law; sources on the attached page.

MAINE NOTICE TO PAY RENT OR QUIT

Date of this notice: _____

To (tenant or tenants): _____

Premises (street address and unit): _____

City, county, state and ZIP code: _____

This notice is given for nonpayment of rent. The rent now due and unpaid for the premises is:

Rent due for (month or rental period): _____

Amount of rent due: $_____

Total amount due: $_____

You are required to pay the full amount due, or to deliver possession of the premises to the landlord, on or before: _____ (date).

If the full amount due is not paid by that date, the landlord intends to terminate the rental agreement.

Payment

Pay to (name): _____

Address for payment: _____

Telephone: _____

Maine law on this notice

"the tenancy may be terminated upon 7 days' written notice in the event that the landlord can show, by affirmative proof, that: ... the tenant is 7 days or more in arrears in the payment of rent" (Me. Rev. Stat. tit. 14, § 6002)

Statements Maine law requires in this notice

"A notice to terminate under this section must include language advising the tenant that the tenant has the right to contest the termination in court." (Me. Rev. Stat. tit. 14, § 6002)

"A. If a ground claimed is rent arrearage of 7 days or more, the notice must also include a statement: (1) Indicating the amount of the rent that is 7 days or more in arrears as of the date of the notice; and (2) Setting forth the following notice:" (Me. Rev. Stat. tit. 14, § 6002(2)(A))

Amount of the rent that is 7 days or more in arrears as of the date of this notice: $_____

If you pay the amount of rent due as of the date of this notice before this notice expires, then this notice as it applies to rent arrearage is void. After this notice expires, if you pay all rental arrears, all rent due as of the date of payment and any filing fees and service of process fees actually paid by the landlord before the writ of possession issues at the completion of the eviction process, then your tenancy will be reinstated. (Me. Rev. Stat. tit. 14, § 6002(2)(A)(2))

Landlord or agent signature: _____

Printed name: _____

Address: _____

Telephone: _____

Date: _____

Delivery of this notice

Delivered on (date): _____

Delivery method: _____

Delivered by (name): _____

Maine Eviction Notice to Pay Rent or Quit

What makes this eviction notice valid in Maine

- ✓ The tenant must get written notice at least 7 days before an eviction for nonpayment of rent.

  "the tenancy may be terminated upon 7 days' written notice"

- ✓ Where a ground claimed is rent arrearage of 7 days or more, the notice must also state the amount of rent that is 7 days or more in arrears as of the date of the notice, and include the statutory advisory that timely payment voids the notice as it applies to rent arrearage.

  "the notice must also include a statement: (1) Indicating the amount of the rent that is 7 days or more in arrears as of the date of the notice"

Source: Me. Rev. Stat. tit. 14, § 6002 · legislature.maine.gov

General information, not legal or tax advice.