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

OKLAHOMA 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: _____

Oklahoma law on this notice

"A landlord may terminate a rental agreement for failure to pay rent when due, if the tenant fails to pay the rent within five (5) days after written notice of landlord's demand for payment." (Okla. Stat. tit. 41, § 131)

"If a tenant, for a period of less than three (3) months, shall neglect or refuse to pay rent when due, five (5) days' notice, in writing, to quit, shall determine the lease, unless such rent be paid before the expiration of said five (5) days." (Okla. Stat. tit. 41, § 7)

Landlord or agent signature: _____

Printed name: _____

Address: _____

Telephone: _____

Date: _____

Delivery of this notice

Delivered on (date): _____

Delivery method: _____

Delivered by (name): _____

Oklahoma Eviction Notice to Pay Rent or Quit

What makes this eviction notice valid in Oklahoma

- ✓ The tenant must get written notice at least five days before an eviction for nonpayment of rent. [1]

  "if the tenant fails to pay the rent within five (5) days after written notice of landlord's demand for payment"

- ✓ The rent demand carries its own timing rule. [2]

  "five (5) days' notice, in writing, to quit, shall determine the lease, unless such rent be paid before the expiration of said five (5) days"

Sources

[1] Okla. Stat. tit. 41, § 131 https://oksenate.gov/sites/default/files/2019-12/os41.pdf
[2] Okla. Stat. tit. 41, § 7 https://oksenate.gov/sites/default/files/2019-12/os41.pdf

General information, not legal or tax advice.