TEXAS 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: _____

Texas law on this notice

"the landlord must give a tenant who defaults or holds over beyond the end of the rental term or renewal period at least three days' written notice to vacate the premises before the landlord files a forcible detainer suit, unless the parties have contracted for a shorter or longer notice period in a written lease or agreement." (Tex. Prop. Code § 24.005)

"In a forcible detainer suit against a tenant whose right of possession is terminated based solely on nonpayment of rent and who was not late or delinquent in paying rent to the landlord before the month in which the notice is given, written notice under this section shall be given in the form of a notice to pay rent or vacate." (Tex. Prop. Code § 24.005)

Landlord or agent signature: _____

Printed name: _____

Address: _____

Telephone: _____

Date: _____

Delivery of this notice

Delivered on (date): _____

Delivery method: _____

Delivered by (name): _____

Texas Eviction Notice to Pay Rent or Quit

What makes this eviction notice valid in Texas

- ✓ The tenant must get written notice at least three days before an eviction for nonpayment of rent (applies to a tenancy in which the parties have not contracted for a shorter or longer notice period in a written lease or agreement).

  "at least three days' written notice to vacate the premises before the landlord files a forcible detainer suit"

- ✓ The rent demand carries its own timing rule.

  "notice to pay rent or vacate"

Source: Tex. Prop. Code § 24.005 · tcss.legis.texas.gov

General information, not legal or tax advice.