



# THREE (3)-DAY NOTICE OF NON-PAYMENT OF RENT

(Uniform Owner-Resident Relations Act)

To: \_\_\_\_\_, and all other occupants  
Address: \_\_\_\_\_ Unit: \_\_\_\_\_  
\_\_\_\_\_, New Mexico \_\_\_\_\_

You are notified that you are in noncompliance with the rental agreement or separate agreement about the premises at:<sup>2</sup>

\_\_\_\_\_  
\_\_\_\_\_, New Mexico \_\_\_\_\_ Unit: \_\_\_\_\_

by failure to pay rent as follows:

\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_  
Late Fee: \$ \_\_\_\_\_  
Total Due: \$ \_\_\_\_\_

If you do not pay this amount within three (3) days from the date of delivery of this notice, the owner may terminate the rental agreement and can file in court to evict you. You may receive a summons to appear in court.

You cannot be evicted from your home without a court order. This notice does not mean that you must leave your home without the opportunity to first go to court to challenge the owner's termination of the rental agreement.

You have the right to challenge the termination of the rental agreement, or the amount of rent owed by going to the court hearing to respond to the owner's claims and tell your side of the story. If you do not attend the court hearing, the court may enter a judgment against you and issue a court order evicting you from the premises.

You are NOT required to leave the home voluntarily before you have the chance to go to the court hearing and the judge has issued an order in the case.

Payment will be accepted only by:  Cash  Money Order  Cashiers or Certified Check  Personal Check

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

By: \_\_\_\_\_  
(Owner)/(Agent)

Service of Notice:  Personally delivered to Resident  Posted  Posted and Mailed

Mailed Delivered or Posted:

Mailed:  First Class Mail  Certified Mail

Time: \_\_\_\_\_

Mailed From: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

(Person delivering or posting notice)

(Person mailing notice)

*SERVICE INSTRUCTIONS: Mailing is not required if personal delivery is accomplished or if notice is posted. If mailed, posting is not required, but recommended in addition to mailing. A posted notice must be affixed to a door by taping all sides or placed in a fixture or receptacle designed for notices. The location of the mailbox from which notice is mailed is also recommended information.*

*INSTRUCTIONS TO PARTY GIVING NOTICE: 1. The owner/agent giving notice should keep two (2) copies in case they are needed for court. 2. If the leased premises is an apartment, include the name of the apartments and the apartment number. This form may be used for a mobile home park with less than twelve (12) units. See NMSA 1978, § 47-10-2(C) (1997). 3. Include the name of the person delivering, posting, or mailing the notice.*

*504 STATEMENT: This apartment community does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities. The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988).*

504 Coordinator Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone-Voice: \_\_\_\_\_

Telephone-TTY: \_\_\_\_\_