

**A NOTICE OF PROPOSED EVICTION AND OPPORTUNITY TO PAY TO AVOID EVICTION – THIS NOTICE DOES NOT EXCUSE YOUR OBLIGATION TO PAY AND YOU CAN BE EVICTED IF YOU FAIL TO PAY BY THE PAYMENT DEADLINE BELOW**

\_\_\_\_\_  
(Names of All Residents)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Street Address and Unit Number)

Re: Notice to Respond and Cure Delinquency Owed Under the Lease Contract between Resident(s) and

\_\_\_\_\_  
(City, State, and Zip Code)

\_\_\_\_\_  
(Owner)

Dear Resident(s):

Please be advised that you are currently delinquent in your payment of rent and/or utilities and other sums due under your Lease Contract. Additionally, this failure to timely pay is a default of the Lease Contract. Your current total due is \$\_\_\_\_\_. Pursuant to the City of San Marcos Ordinance, you are hereby advised that you have 90 days from the date of this notice to respond to it and cure the delinquency.

If you fail to do so, a notice to vacate will be delivered to you. Failure to vacate following delivery of that notice may result in appropriate legal action before a Justice of the Peace.

\_\_\_\_\_  
(Date Notice was Delivered)

\_\_\_\_\_  
(Signature of Owner's Representative)