**THREE- DAY EVICTION NOTICE**

Should you decide to embark upon the exciting world or renting or leasing, at some point you’ll have to evict a tenant.

I always post my own notice and then call my attorney, if necessary, to pursue the eviction. I find the easiest way to get rid of troublesome tenants is to offer them cash to move. This is the easiest and cheapest way.

If you take your tenants to court there is no telling what condition your property will be in when you get it back. If you offer cash, you have the right to be there while they move out, so that you can hand them the cash as soon as the moving truck is loaded.

When you post a three-day eviction, make sure you do not include weekends or holidays. It needs to cover three business days.

As with all these forms, make sure your attorney says this notice is valid in your state. I have been using it for years with great success. As of this writing, I have only had to evict one tenant; however, I have served this notice many times. My tenants either move or catch up their late rent. Either way, I’m okay with it.

THIS IS A MANDATORY NOTICE

THREE- DAY EVICTION NOTICE

DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

YOUR TENANT’S NAME

YOUR TENANT’S ADDRESS

YOUR TENANTS CITY, STATE, ZIP

YOU HAVE THREE DAYS FROM THE DAY OF THIS NOTICE TO PAY RENT OR VACATE THE PREMISES NAMED ABOVE.

YOU CURRENTLY OWE RENT FOR OCTOBER AND NOVEMBER, 2011.

RENT FOR OCTOBER IS $950.00. RENT FOR NOVEMBER IS $950.00

YOUR TOTAL DELINQUENT RENT IS $1900.00 (NINETEEN HUNDRED DOLLARS AND NO CENTS).

PLEASE FORWARD YOUR RENT TO THE LANDLORD NAMED BELOW:

YOUR NAME

YOUR ADDRESS

YOUR CITY AND STATE

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

YOUR SIGNATURE DATE