**LATE RENT NOTICE**

Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Resident\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
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Date Rent Due \_\_\_\_\_\_\_
Rent Past Due $\_\_\_\_\_\_\_\_\_\_
Late Charge $\_\_\_\_\_\_\_\_
Total $\_\_\_\_\_\_\_\_\_\_

Estimated Court Costs $125.00

Dear Tenant,

According to our records your rent is past due. We cannot maintain your home and make our payments for the mortgage, utilities, taxes, etc., unless we collect our rents when due. We hope this failure to pay on time is simply an oversight. In this event, YOU HAVE 10 DAYS TO PAY THE PAST DUE RENT AND LATE CHARGE.

Occasionally, a resident fails to pay because of financial difficulties. We cannot furnish free housing without getting in financial difficulties ourselves. If you are unable to pay your rent, we must ask you to move. If you have neither moved nor paid within the 10 day period, we will have to file a court suit to have your possessions removed from the property. Once this suit is filed you will not only be required to pay the amount past due but you will also be required to pay the court costs.

It is always to the resident's benefit to pay before the notice is filed in court. The filing could affect your credit rating as well as be detrimental to you in your efforts to rent other premises. Should you move out without paying all the rent due, the court will grant a judgment against you. This may result in garnishment of income or attachment of your possessions.

Regards,

Building Manager