B. Shot Landlord

123 Easy Street

Omaha, Nebraska 68999

(402) 399-9999

THREE DAY NOTICE TO PAY RENT OR QUIT

June 05, 2015

Mr. and Mrs. Tenant

123 Daydream Drive

Omaha NE 68999

You are hereby notified that you have failed to pay rent when due for the above listed premises. Your rent is in arrears in the amount of $\_\_825.00\_\_\_\_\_\_ as calculated on the ledger which is attached to this notice. Demand is hereby made for payment for payment within (3) days after your receipt of this notice. Make payment in full to:

B. Shot Landlord

123 Easy Street

Omaha, Nebraska 68999

(402) 399-9999

If you fail to pay all past due rent including late fees within (3) days after receipt of this notice, your Rental Agreement for occupancy of the premises is terminated and you are hereby given notice to immediately surrender possession of the premises to your landlord. Your surrender of possession of the premises does not relieve you of your obligation to pay rent amounts owed.

Failure to pay rent amounts owed or to surrender possession of the premises will result in legal proceedings being brought against you to recover possession of the premises in addition to any other remedy allowed under the Nebraska Landlord Tenant Act which may include court costs, attorney fees, and statutory damages for unlawful holdover in amount equal to three (3) month’s periodic rent.

LEDGER

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Month** | **Rent** | **Amount Paid** | **Late Fee** | **Total** |
| May 2015 | $400.00 | $0.00 | $25.00 | $425.00 |
| June 2015 | $400.00 | $0.00 | $0.00 | $400.00 |
|  |  |  |  | $825.00 |

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and accurate copy of the foregoing was mailed first class U.S. Mail, postage prepaid, on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ to:

Mr. and Mrs. Tenant

123 Daydream Drive

Omaha NE 68999 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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