THREE-BUSINESS-DAY NOTICE TO PAY RENT OR VACATE

Georgia | O.C.G.A. section 44-7-50(c)-(d)

Notice date / rent balance date: _____

Tenant(s): _____

Rental premises: _____

County: Gwinnett, Georgia | Outside city limits

Landlord / authorized agent: _____

Address: _____

Phone: _____

RENT DUE

Rental period	Rent charged	Paid / credited	Unpaid rent
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

TOTAL UNPAID PERIODIC RENT: $_____

DEMAND FOR PAYMENT OR POSSESSION

Pursuant to O.C.G.A. section 44-7-50(c), demand is made for payment of $_____ in unpaid rent or surrender of possession of the identified premises within three business days after delivery of this notice, on or before _____. The rent balance includes all payments and credits shown. No past-due late fees, utilities or other charges are owed to the landlord as of the notice date.

Planned posting date: _____

PAYMENT LOCATION AND TERMS

Physical payment address: _____

Payment recipient, method and instructions: _____

DISPOSSESSORY PROCEEDING AND TENANT RIGHTS

If the tenant fails to pay the amount due or surrender possession after the required period, the landlord may institute a dispossessory proceeding under O.C.G.A. section 44-7-50(c). This demand is not a judgment or writ of possession. It does not authorize a lockout, interruption of utilities or physical removal. The tenant retains applicable defenses and rights under Georgia law.

Landlord / authorized agent signature: _____ Date: _____

RECORD OF POSTING

O.C.G.A. section 44-7-50(d) | Three-business-day rent demand

Notice date: _____

Rental premises: _____
_____

Tenant(s) named in the notice: _____

I posted a true copy of the notice identified above in a sealed envelope conspicuously on the door of the property. The actual posting occurred as stated below.

Actual posting date: _____ Time: _____

Posted by (name): _____

Door and precise location of envelope: _____
_____

Facts identifying the sealed envelope and conspicuous placement:
_____
_____

Additional delivery method(s) required by the rental agreement:

[ ] None [ ] As stated below:

Method / recipient / place: _____

Actual date and time: _____

Performed by: _____

Supporting record(s) of the actual event: _____
_____

The statements in this record describe actual events. This record does not establish service of a court summons or dispossessory complaint.

Signature: _____ Date: _____