SOUTH CAROLINA NOTICE OF RENT NONPAYMENT

RENT NONPAYMENT / NOTICE

S.C.Code27-40-710(B),27-40-240;SCRCP6

Ordinary residential unpaid rent. Preserve the applicable payment period and any longer lease or legal protection.

01 TENANT & RENTAL PROPERTY

To: tenant name(s), and any unknown occupants

Tenant mailing address (street, unit, city, state and ZIP)

Rental property address (community / unit, city, SC and ZIP)

Notice / rent balance date

Pay rent by (allow full applicable period)

02 LANDLORD / AGENT

Landlord / agent name

Landlord / agent phone number

Landlord / rent recipient mailing address

03 UNPAID RENT DEMANDED

Rent period / due date

Rent charged ($)

Paid / credited ($)

Unpaid rent ($)

TOTAL UNPAID RENT DEMANDED ($) - no separate fees or other charges included

04 NOTICE / TENANT RIGHTS

Written notice of nonpayment and intention to terminate. The TOTAL UNPAID RENT is due and unpaid for the identified periods. Pay that rent by the deadline above. The landlord intends to terminate the rental agreement if the rent is not paid within the applicable period. Termination under27-40-710(B) requires rent to remain unpaid for five (5) days from the due date, with the full applicable computation and any longer agreed or required payment period preserved. If rent remains unpaid after the applicable deadline, the landlord may terminate and seek possession through court.

Time and tenant rights. Under27-40-240(D) and Rule6, exclude the triggering day; periods under seven days exclude intermediate Saturdays, Sundays and legal holidays. Extend a last day on a weekend or legal holiday to the next eligible day. Do not treat creation or receipt of this PDF as an automatic new statutory due-date trigger. A qualifying earlier notice or conspicuous rental-agreement provision may satisfy the separate-notice obligation for the tenancy. Full payment within the applicable payment period prevents termination on this nonpayment basis. This demand includes rent only, not separate fees or costs. Other defenses, payment agreements and protections remain. Only lawful court process can recover possession. Signing, downloading or sharing is not legally sufficient service by itself.

PAYMENT INSTRUCTIONS (recipient, method and location)

ADDITIONAL TERMS (optional; cannot override applicable law)

Landlord / agent signature

Signer name / capacity

Date signed

South Carolina Landlord Guide

Using the rent notice | Landlord reference only

Fill out online

Keep this guide out of the notice provided to the tenant. Required companion forms remain separate; this guide does not replace them.

The statutory anchor is the rent due date

S.C. Code 27-40-710(B) addresses five days from when rent is due, with the required notice of nonpayment and intention to terminate. Do not mechanically count five days from signing or PDF creation. A longer lease period must be honored.

A qualifying earlier notice or lease clause may matter

The notice obligation may be satisfied for the lease term by a qualifying earlier notice or the prescribed conspicuous lease language. Do not assume a new letter is always required or that a recent letter can be backdated to remove an applicable payment opportunity.

Counting and signing need care

Section 27-40-240 refers to the civil time rules, which exclude intermediate weekends and holidays for periods shorter than seven days. State UETA also excludes certain primary-residence default and eviction notices from automatic recognition; the signing checkbox does not guarantee legal acceptance. A paper-signing option remains available.

Before you use page 1

Check the due date, lease notice clause, prior notice and full applicable deadline. Keep payment and delivery records. Share does not prove legally sufficient notice or authorize a lockout.

Official sources

S.C. Code Chapter 27-40: nonpayment and notice

South Carolina civil Rule 6: time computation

S.C. Code 26-6-30: electronic-transactions scope