THREE-DAY NOTICE TO PAY RENT OR VACATE

Texas Property Code § 24.005(a) | Dallas or San Marcos city limits

Notice date (rent owed as of this date): _____

To tenant(s): _____

Rental premises: _____

City and county: _____

Landlord name / authorized agent: _____

Address: _____

Phone: _____ **Tenant contact (optional):** _____

RENT DUE

Rental period	Rent charged	Paid / credited	Unpaid rent

TOTAL UNPAID PERIODIC RENT: $ _____

PAYMENT OR POSSESSION DEADLINE: _____

Pursuant to Texas Property Code § 24.005(a), the landlord demands payment of the total unpaid rent itemized above, after the stated payments and credits. The tenant is required to pay that amount in full or vacate and surrender possession of the identified premises on or before the stated deadline.

The notice period is at least three days after delivery, computed under § 24.0042. The day of delivery is excluded; intermediate days are counted; a last day falling on a Saturday, Sunday or state or federal holiday extends to the next eligible day.

Payment recipient and place: _____

Payment instructions: _____

The demand is limited to unpaid periodic rent. No late fees, utilities, damages or legal costs are included in the cure amount. The tenant retains applicable rights and defenses.

If the stated rent is not paid and possession is not surrendered within the applicable notice period, the landlord may seek possession in the justice precinct where the premises are located under §§ 24.004 and 24.0041. This notice is not a judgment or writ of possession and does not authorize physical removal, a lockout or interruption of utilities. Judicial recovery of possession remains subject to § 24.0061.

_____ _____

Landlord / authorized agent signature **Date signed**

RECORD OF DELIVERY

Texas Property Code § 24.005(f-3)

Notice date: _____

Rental premises: _____

Tenant(s) named in the notice: _____

I delivered the complete notice identified above, including its rent statement, by the method and on the date stated below. This record states the actual facts of delivery.

Actual date: _____ Time: _____

Delivered by (printed name): _____

METHOD AND FACTS OF DELIVERY

[ ] Hand delivery to a tenant age 16 or older under § 24.005(f-3)(3).

Tenant recipient and basis for age: _____

Place: _____

[ ] Conspicuous placement inside the premises under § 24.005(f-3)(2).

Location inside and basis for lawful access: _____

_____

[ ] Electronic communication agreed in writing under § 24.005(f-3)(4).

Written agreement date/reference: _____

Agreed destination and transmission evidence: _____

_____

Receipt or failure response, if any: _____

Additional actual facts: _____

_____ _____

Signature of person who delivered **Date signed**