VERMONT FOURTEEN-DAY NOTICE OF TERMINATION FOR NONPAYMENT

RENT NONPAYMENT / NOTICE

9V.S.A.4451;4467(a),(f),(k);12V.S.A.4773

Ordinary residential nonpayment; actual written notice and a specific termination date.

01 TENANT & RENTAL PROPERTY

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

Tenant mailing address

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

Notice / rent balance date

Termination date (at least fourteen days after actual notice)

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 ($)

RENT BALANCE LISTED AS OF NOTICE DATE ($) - separate fees not demanded

04 NOTICE / TENANT RIGHTS

Notice of termination for nonpayment of rent. The rent balance listed above was due and unpaid as of the notice / rent balance date for the identified premises and rental periods. This nonpayment is the reason for termination. The landlord gives written notice that the rental agreement will terminate on the termination date above, which must be at least fourteen days after actual notice. The agreement will not terminate for nonpayment if you pay or tender the rent due through the end of the rental period in which payment or tender is made. The balance listed above is not a fixed ceiling on that statutory cure amount. Use the payment instructions below. This notice is not an eviction order.

Vermont tenant rights and requirements. Actual notice means receipt of written notice hand-delivered or mailed to the last known address under9V.S.A.4451; a proven first-class or certified mailing creates a rebuttable three-day receipt presumption, not conclusive receipt. Acceptance of partial rent does not waive nonpayment remedies or establish accord and satisfaction under4467(a). Under12V.S.A.4773, before execution of a writ, paying into court all rent due through the end of the current rental period, interest and suit costs discontinues the action; this defense may be used no more than once in twelve months. Under4467(k), an eviction proceeding must commence within sixty days after the stated termination date for this notice to support judgment. Only periodic rent is listed here; separate charges are not demanded. Applicable longer lease, local, federal or program requirements, defenses and agreements remain. Only lawful court process can recover possession. Creating, signing, downloading or sharing this file does not establish actual notice, legally sufficient service or a court filing.

PAYMENT INSTRUCTIONS (recipient, method and location)

ADDITIONAL TERMS (optional; cannot override applicable law)

Landlord / agent signature

Signer name / capacity

Date signed

Vermont 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.

Fourteen days after actual notice

9 V.S.A. 4467(a) requires the applicable fourteen-day period after actual notice for nonpayment. The notice must state a specific termination date under 4467(f). Actual notice is defined by 4451; do not equate signing or sharing with receipt.

The cure amount can extend beyond the listed balance

The statutory cure addresses rent due through the end of the rental period in which payment or tender is made. The balance listed as of the notice date is not necessarily the complete cure amount on a later date. Section 4467(a) also states that acceptance of partial rent does not waive this nonpayment termination.

Court-stage cure and signing limits

12 V.S.A. 4773 provides the applicable opportunity to pay into court before execution of the writ, including required rent, interest and costs, generally once in a twelve-month period. Vermont UETA excludes certain primary-residence notices from automatic recognition; the signing checkbox does not establish legal acceptance.

Before you use page 1

Check actual notice, the specific termination date, current rental-period balance and any payment into court. Preserve the statutory rights text and use a paper signature when appropriate for the intended use.

Official sources

9 V.S.A. 4467: termination and payment cure

9 V.S.A. 4451: actual notice

12 V.S.A. 4773: court-stage payment

9 V.S.A. 272: electronic-transactions exceptions