FOURTEEN-DAY NOTICE OF NONPAYMENT AND INTENT TO TERMINATE

Virginia Code § 55.1-1245(F) | Fairfax County

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

To tenant(s): _____

Rental premises: _____

City / Fairfax County: _____

Landlord name / authorized agent: _____

Address: _____

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

UNPAID RENT

Rent due date	Rent charged	Paid / credited	Unpaid rent

TOTAL RENT DUE: $ _____

NOTICE OF NONPAYMENT AND INTENT TO TERMINATE

Pursuant to Virginia Code § 55.1-1245(F), the landlord gives notice that the rent itemized above is unpaid and demands payment of the total rent due within fourteen (14) days after this written notice is served on you. If that rent is not paid within the fourteen-day period, the landlord intends to terminate the rental agreement and seek possession through an unlawful-detainer action under § 55.1-1251.

Payment of the total rent due within that period prevents termination for the nonpayment stated in this notice. The demand consists solely of unpaid periodic rent. No late fees, utilities, damages, legal costs or other charges are asserted as amounts owed.

TENANT RIGHTS AND JUDICIAL PROCESS

The tenant retains all applicable defenses and rights under Virginia Code § 55.1-1250, including rights concerning payment and redemption. This notice does not elect acceptance of payment with reservation or impose a limitation on redemption.

This notice is not a judgment or writ of eviction. It does not authorize physical removal, exclusion from the dwelling or interruption of essential services. Judicial remedies and tenant protections under Virginia Code §§ 55.1-1251 and 55.1-1243.1 remain applicable.

_____ _____

Landlord / authorized agent signature **Date signed**

RECORD OF PERSONAL DELIVERY

Virginia Code §§ 55.1-1200 and 55.1-1202(B)

Notice date: _____

Rental premises: _____

Tenant(s) named in the notice: _____

I personally delivered a complete copy of the identified notice, including every continued rent statement, to each recipient listed below at the stated place, date and time.

Recipient 1 (named tenant): _____

Actual delivery date: _____ Time: _____

Place of personal delivery: _____

_____

Recipient 2 (named tenant): _____

Actual delivery date: _____ Time: _____

Place of personal delivery: _____

_____

Recipient 3 (named tenant): _____

Actual delivery date: _____ Time: _____

Place of personal delivery: _____

_____

Additional facts personally observed: _____

_____

Delivery person (printed name): _____

_____ _____

Delivery person signature **Date signed**