NOTICE TO QUIT PREMISES

To: _____

Address: _____

_____

You are hereby notified to leave, quit, and vacate the premises and property you now occupy.

☐ The address of the property is stated above.

OR

☐ The address of the property is _____

OR

☐ The property has no address. The legal description is: _____

_____

You are notified to leave, quit, and vacate the premises for the following reasons:

☐ You rent the property but have failed to pay rent for at least three days after the rent was due.

☐ You rent the property and have failed to satisfy the renter's duties required under Wyoming Statute 1-21-1204. The statute is at the end of this form so you can read the duties.

☐ You violated W.S. 1-21-1204(a)**(i)** by: (Be specific.)

_____

_____

_____

☐ You violated W.S. 1-21-1204(a)**(ii)** by: (Be specific.)

_____

_____

_____

☐ You violated W.S. 1-21-1204(a)**(iii)** by: (Be specific.)

_____

_____

_____

☐ You violated W.S. 1-21-1204(a)**(iv)** by: (Be specific.)

_____

_____

_____

☐ You violated W.S. 1-21-1204(a)**(v)** by: (Be specific.)

_____

☐ You violated W.S. 1-21-1204(a)**(vi)** by: (Be specific.)

☐ You violated W.S. 1-21-1204(a)**(vii)** by: (Be specific.)

☐ You violated W.S. 1-21-1204(a)**(viii)** by: (Be specific.)

☐ You rent the property and have committed one or more prohibited acts under Wyoming Statute 1-21-1205. The statute is at the end of this form so you can read the prohibited acts.

☐ You violated W.S. 1-21-1205(a)**(i)** by: (Be specific.)

☐ You violated W.S. 1-21-1205(a)**(ii)** by: (Be specific.)

☐ You violated W.S. 1-21-1205(a)**(iii)** by: (Be specific.)

☐ The lease has ended, and you have continued to stay on the property.

☐ The property was sold through a legal process because you owe or owed money. When the sale happened, you were living on the property.

☐ The property has been sold, and the new owner or the new owner's representative wants possession of the property.

☐ The property was sold or partitioned by executors, administrators, or guardians, and you were living on the property before the sale.

☐ You are living on the property, but you have no legal ownership rights and you do not rent the property. The person submitting this Notice has the right of possession.

This Notice is continuing from the previous page.

This page does not count as notice if it is served by itself.

If you do not quit, leave, and vacate the premises and property within three days of the date you were served this Notice, an action to remove you from the premises may be brought against you. This means you might be evicted.

DATED _____, 20___.

Signature:_____

Printed Name:_____

☐ A Wyoming Judicial Branch Court Navigator helped with this form.

Wyoming Statute 1-21-1204. Renter's duties.

(a) Each renter shall:

(i) Maintain the residential rental unit occupied in a clean and safe condition and not unreasonably burden any common area;
(ii) Dispose of all garbage and other waste in a clean and safe manner;
(iii) Maintain all plumbing fixtures in a condition as sanitary as the fixtures permit;
(iv) Use all electrical, plumbing, sanitary, heating and other facilities and appliances in a reasonable manner;
(v) Occupy the residential rental unit in the manner for which it was designed and shall not increase the number of occupants above that specified in the rental agreement without written permission of the owner;
(vi) Be current on all payments required by the rental agreement;
(vii) Comply with all lawful requirements of the rental agreement between the owner and the renter; and
(viii) Remove all property and garbage either owned or placed within the residential rental unit by the renter or his guests prior to termination of the rental agreement and clean the rental unit to the condition at the beginning of the rental agreement.

Wyoming Statute 1-21-1205. Prohibited acts by renter.

(a) No renter shall:

(i) Intentionally or negligently destroy, deface, damage, impair or remove any part of the residential rental unit or knowingly permit any person to do so;
(ii) Interfere with another person's peaceful enjoyment of the residential property; or
(iii) Unreasonably deny access to, refuse entry to or withhold consent to enter the residential rental unit to the owner, agent or manager for the purpose of making repairs to or inspecting the unit, and showing the unit for rent or sale.

STATEMENT OF UNPAID RENT

Part of the accompanying Wyoming notice to quit

W.S. 1-21-1002(a)(i) and 1-21-1003

Notice date: _____

Tenant(s): _____

Rental premises: _____
_____

Landlord / owner: _____

Address: _____
_____

Phone: _____

UNPAID RENT

Rent due date	Rent charged	Unpaid rent
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

TOTAL UNPAID RENT: $_____

BASIS OF NONPAYMENT

The entries above identify unpaid rent due under the rental agreement for the premises stated. Each installment has remained unpaid for at least three days after its due date. The total supports the nonpayment ground stated in the accompanying notice to quit under W.S. 1-21-1002(a)(i) and 1-21-1003. No fees or other charges are demanded.

This statement accompanies the notice to quit. The accompanying notice requires the tenants to leave the premises. This statement neither modifies that demand nor creates a right to remain by paying the stated amount. No tenant defense, payment credit or other right under applicable law is waived.