

NOTICE TO QUIT FOR NONPAYMENT OF RENT

Date: 12-27-2017

Tenant(s): John Doe and Jane Doe

Address: 123 Main Street, Apt. #2

City, State, Zip: Dorchester, MA 02124

Mailing Address: same address as referenced within

Your rent being in arrears, you are hereby notified to quit and deliver up in FOURTEEN (14) DAYS from the receipt of this notice the above described premises now held by you as my tenant.

If your tenancy is subsidized under a Federal or State subsidy program, your tenancy can be terminated only at the end of the Initial Term or at the end of a Successive Term for other good cause, or during the Initial Term or Successive Term for serious or repeated violations of this Lease, violation of Federal, State or local law. The reason for termination of your tenancy is: Non-payment of rent.

The amount of rent owed by you is: \$5,000.00. September 2017 \$1,000.00, October 2017 \$1,000.00, November 2017 \$1,000.00, December 2017 \$1,000.00.

Cure Rights of Tenant at Will

If you have not received a notice to quit for nonpayment of rent within the last twelve months, you have the right to prevent termination of your tenancy by paying or tendering to your landlord, or landlord's attorney or the person to whom you customarily pay your rent, the full amount of rent due within 10 days after your receipt of this notice. CHAPTER 494, ACT OF 1977

Cure Rights of Tenant under Lease

If you are a tenant under an unexpired written lease, you have until the day the answer is due, in any action by your landlord to recover possession of the premise, to pay or tender to your landlord or to your landlord's attorney, all the rent then due, with interest and costs of suit, to prevent the termination of your lease.

Reservation of Landlord's Rights

Otherwise, all monies paid to the landlord, after your receipt of this notice will be accepted as use and occupancy and not as rent, without waiving any right to possession of the premises, and without any intention of reinstating your tenancy or establishing a new tenancy.

Failure to respond to this notice shall result in the due process of law for eviction. You are hereby required to produce the original of this notice at any subsequent court proceedings and any other written evidence relevant to this matter.

Landlord: Nathaniel Greene

Address: 161 Granite Avenue, Dorchester, MA 02124

Phone: 617-265-0111

Officer's Return on Back