

**NOTICE  
TO  
QUIT AND VACATE**

Date:

To:

**AND ALL OCCUPANTS**

In accordance with the statutes of The State of Texas, you are hereby notified and required to quit and deliver up peaceful possession of the premises you now hold, which said premises are situated and described as follows:

**PROPERTY ADDRESS**

You will have complied with this demand when you have vacated and surrendered possession of the premises, **OR paid rent plus and associated fees, in full amount. You are receiving this notice due to non-payment of rent.**

Premises are considered “surrendered” when you have delivered to the landlord all keys to the premises, or delivered signed, written notice that you have already vacated. Locks may be changed by the landlord without prior notice any time after surrender.

Should you fail to comply with this demand to **PAY OR VACATE** said premises by **MIDNIGHT, 3 DAYS FROM NOTICE DATE** then I shall proceed against you as the law directs.

Delay or postponement of legal action shall not constitute waiver.

Surrendering possession of the premises does **not** remove liability for any amounts owed. If this notice allows for compliance by paying a delinquent amount, that must be paid **in full** for you to have complied. Full compliance with this notice will stop the current eviction process, but late fees may continue to accrue if your lease allows, and future legal action may still occur until you are completely current on your balance.

Contact your landlord for the total amount needed to become current at time of payment.

This is notice and demand to deliver up possession of premises is being sent by me, the landlord (or authorized agent of the landlord), and supersedes any previous notice to vacate which you may have received.

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**This notice, of which is a true copy, was hand delivered on:**