CEPCO
Management & Development Company

# LATE RENT / EVICTION NOTICE
# LEASE VIOLATION

DATE: _____

RESIDENT: _____

PROPERTY NAME: _____ UNIT # _____

**LATE RENT NOTICE:** We have not received your rent which was **DUE AND PAYABLE ON OR BEFORE THE FIRST OF THE MONTH**. The following amount must be in our office no later than the FIFTH day of this month to avoid further eviction proceedings.

| | | |
|---|---|---|
| RENT | $_____ | for the month of _____ |
| GARAGE | $_____ | for the month of _____ |
| LATE FEE | $_____ | for the month of _____ |
| PAST DUE | $_____ | for the month of _____ |
| **TOTAL DUE** | **$**_____ | |

**DEMAND FOR POSSESSION:** If we do not receive the full amount stated above by the 10th of this month, your lease will be terminated, effective the 30th/31st day of this month. An **UNLAWFUL DETAINER** may be filed, at any time after the termination date, to retake possession of the property. If you wait until after the Unlawful Detainer is filed, you will also have to pay all court costs and fees, PLUS your past due total in order to remain in your apartment.

**REASON FOR TERMINATION:** Your lease is being terminated due to violation of #9, under "Terms and Provisions of Lease", which states, "Tenant agrees to pay Management, at the place or in the method designated by Management, the monthly tenant contribution IN FULL ON OR BEFORE THE FIRST DAY OF EVERY MONTH IN ADVANCE, during the duration of this Lease and any extensions or renewals of this Lease.

**DISCUSSION OF TERMINATION:** You have ten (10) days from the date of this notice within which you may discuss this termination of your lease with your Landlord. If you request a meeting, the site manager, property manager or other designated representative of the landlord, will discuss the termination with you. There will be no meeting, however, unless **you** request one within the ten day period. You may contact your site manager or call the main office at (612) 935-0359 between the hours of 8:00 AM and 3:00 PM, Monday through Friday, or send a letter to CEPCO Management, Inc., P.O. Box 456, Hopkins, MN 55343.

**RIGHT TO DEFEND:** You have the right to defend this termination of your lease in court. We advise you to seek legal counsel.

_____ _____
Authorized Agent For The Owner Date