

THREE-DAY NOTICE OF SUBSTANTIAL VIOLATION OF RENTAL AGREEMENT

(Uniform Owner-Resident Relations Act)

To: _____, and all other occupants

Address: _____ Unit: _____
_____, New Mexico _____

You are notified that you, or someone with your consent, has substantially violated the rental agreement or separate agreement concerning the premises at:

_____ Unit: _____
_____, New Mexico _____

in that on or about _____, _____, (date) you, or someone with your consent did the following:

(Describe the violation specifically and in detail. Attach additional page(s) if necessary)

This conduct occurred on or within 300 feet of the premises and includes (check all that apply):

- possession, use, sale, distribution or manufacture of a controlled substance, other than misdemeanor possession and use;
- unlawful use of a deadly weapon;
- unlawful action causing serious physical harm to another person;
- sexual assault or sexual molestation of another person;
- entry into the dwelling unit or vehicle of another person without that person's permission and with intent to commit theft or assault;
- theft or attempted theft of the property of another person by use or threatened use of force; or
- intentional or reckless damage to property in excess of one thousand dollars (\$1,000).

As a result of this conduct, the rental agreement shall terminate three (3) days from the date of service set out below. You must vacate the premises no later than _____ (date). Failure to vacate by this date will result in a legal action against you.

Dated this _____ day of _____, _____

By: _____
 Owner Agent

Service of Notice: Personally delivered to Resident

Posted **and** Mailed Mailed

Delivered or Posted:

Mailed: First Class mail Certified Mail

Time: _____

Mailed from: _____

Date: _____, _____

Date: _____, _____

By: _____
(person delivering or posting notice)

By: _____
(person mailing notice)

SERVICE INSTRUCTIONS: If personal delivery is not accomplished you must mail this notice to the resident. If mailed, posting is not required, but recommended in addition to mailing. A posted notice must be affixed to a door by taping all sides or placed in a fixture or receptacle designed for notices. Posting alone does not constitute proper service. The location of the mail box from which notice is mailed is also recommended information.

INSTRUCTIONS TO PARTY GIVING NOTICE: 1. Include the names of all residents who signed the rental agreement. 2. The party giving notice should retain two (2) copies for possible court action. 3. If the premises is an apartment, include the name of the apartments and the apartment number.

WHITE - Owner YELLOW - Resident PINK - File