**MONTANA 3-DAY NOTICE TO QUIT | PROPERTY DAMAGE**

Date: [MM/DD/YYYY]

## To: [TENANT NAME(S)]

Rental (Premises) Street Address: [STREET ADDRESS] Unit #: [#]

City: [CITY] State: Montana

You have received this notice letter because **y**ou have destroyed or damaged the rental, or allowed someone else to do so, in violation of Sections 70-24-321(2) and 70-24-422(3), MCA. This is how you destroyed or damaged the rental:

[DESCRIBE PROPERTY DAMAGE].

[ ]  **- OPTION 1:** I am ending your tenancy in **3 days**. You must move out within 3 days after receiving this notice.

[ ]  **- OPTION 2:** You have **3 days** after you receive this notice to restore the rental to its previous condition. If you don’t restore the rental within the 3 days, then I am ending your tenancy and you must move out within 3 days after you receive this notice. Section 70-24-422(1)(a) and -422(3), MCA.

If you have not fixed your lease violation or moved out by [MM/DD/YYYY], I may take you to court to have you evicted.

Landlord / Agent Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) Printed Name: [PRINTED NAME]

# - - - - - - - - - - - - - - - - CERTIFICATE OF SERVICE - - - - - - - - - - - - - - - -

I certify that on [MM/DD/YYYY] I served this notice to [TENANT / RECIPIENT NAME] by:

[ ]  - Delivering it personally to the person in possession of the Premises.

[ ]  - Certified first-class mail addressed to the person in possession of the Premises.

[ ]  - Email sent to the address provided by the person in possession of the Premises.

Landlord / Agent Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/)