

Note: You can use this form letter if the tenant rents a house, room, apartment, or mobile home from you. Do not use this form letter if the tenant owns a mobile home and rents only the lot that it sits on from you.

Date: _____ (the date you mail or hand-deliver the notice letter)

From (write your name and address):

_____ (name)

_____ (street address or P.O. Box)

_____ (city, state, ZIP)

_____ (phone)

To (write the tenant's name and address):

_____ (name)

_____ (street address or P.O. Box)

_____ (city, state, ZIP)

_____ (phone—optional)

Dear (write the name of the tenant): _____,

Please take notice that I am ending your rental of my property located at (write the address of the rental the tenant lives in):

_____.

You have received this notice letter because (check the box next to the paragraph below that fits the situation):

You have an unauthorized pet or person living in your rental. (*Circle "person" or "pet" as it applies to the tenant.*) You have **3 days** after you receive this notice to remove the unauthorized person or pet or to move out. Section 70-24-422(1), MCA.

You have destroyed or damaged the rental, or allowed someone else to do so, in violation of Section 70-24-321(2), MCA. This is how you destroyed or damaged the rental (*write how the tenant destroyed or damaged the rental*):

You have **3 days** after you receive this notice to restore the rental to its previous condition, or to move out. Section 70-24-422(1)(a) and (3), MCA.

You refused to give me lawful access to the rental property. If you do not allow me access within 24 hours of receiving this notice, you must move out within **14 days** of receiving this notice. Section 70-24-424, MCA.

NOTE: If I mailed this letter to you, you may add 3 days to the date of mailing before you start counting the days in the notice period given above. For example, if I mailed a letter giving you a 3-day notice on April 2, you would not have to move out until April 8 (April 2 + 3 days mailing = April 5 + 3 days notice = April 8). If I hand-delivered this letter to you, start counting the days in the notice period on the day after you received the letter. For example, if I hand-delivered a letter giving you a 3-day notice on April 2, you would not have to move out until April 5.

If you have not fixed your lease violation or moved out in the number of days given above, I may take you to court to have you evicted.

Sincerely,

(sign your name)