

# 3-Day Notice to Quit for Nonpayment of Rent—Arkansas

Date: \_\_\_\_\_

To: \_\_\_\_\_  
(Lessee)

Street Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

I, \_\_\_\_\_, the Lessor, hereby give you \_\_\_\_\_, the Lessee, this notice on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

I leased to you the premises situated at \_\_\_\_\_, in the City of \_\_\_\_\_, County of \_\_\_\_\_, State of Arkansas (hereinafter referred to as demised premises), pursuant to the lease agreement dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. (the "Lease").

You have not paid the rent due for the month(s) of \_\_\_\_\_, 20\_\_\_\_. The present rent arrearage is in the amount of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) according to the below account:

\_\_\_\_\_.

I hereby notify you and all others in possession of the demised premises to **vacate, quit and deliver** the demised premises within three (3) days in accordance with A.C.A. 18-60-304(3) (excluding the date of service, Saturday, Sunday and legal holidays) after service of this notice, to wit: on or before the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the event of your failure to vacate the demised premises by the said date, immediate legal action may be taken to evict you and to recover rents and damages for the unlawful detention of the demised premises together with such future rents as may be due to me for breach of the Lease.

Lessor: \_\_\_\_\_ Street Address: \_\_\_\_\_  
By (Agent): \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_



## PROOF OF SERVICE

I, the undersigned, being at least eighteen (18) years of age, declare under penalty of perjury that I served the within notice to pay rent or quit the demised premises, of which this is a true copy, on the above named Lessee in the manner indicated below on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

- I personally delivered a copy of the notice to the Lessee.
- I mailed a true copy of the notice to the Lessee by certified mail.
- I mailed a true copy of the notice to the Lessee by first-class mail.

Executed on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_.

By: \_\_\_\_\_

Lessor's Signature