

5-DAY NOTICE TO PAY OR QUIT

To: _____

Address: _____

YOU ARE HEREBY NOTIFIED that you are in arrears in the payment of rent for the above premises in the sum of \$_____.00, this covering the calendar month(s) of _____, 20___, at the rate of \$_____.00 per month, payable on the ___ day of said month.

Unless you make payment of the aforesaid rent due or deliver possession of the aforesaid premises on or before five (5) days from the receipt of this notice, your right to possession shall be forfeited and your landlord may, at his/her option, deem your possession unlawful and require you to vacate and deliver possession of said premises to the undersigned and/or pay the rent in arrears in accordance with existing law, plus his/her costs and reasonable attorney's fees if applicable.

Executed this ___ day of _____ 20___.

Landlord

****This notice is offered as a guide to satisfy the requirements of Section 55-225 of the Code of Virginia, i.e. a notice under the Virginia common law that has been codified. It will not apply if your rental property is subject to the provisions of the Virginia Residential Landlord and Tenant Act (Section 55-248.2 et seq.) It is recommended that all Landlords consult counsel before sending any notice of default or termination to a tenant.**