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### 3 DAY NOTICE TO VACATE

(DATE)

Tenant(s): \_\_\_\_\_

Landlord: \_\_\_\_\_

Property: \_\_\_\_\_

**Re: 3-Day Notice to Vacate**

**By: Certified Mail, RRR # \_\_\_\_\_ and Regular USPS Mail today.**

Provision \_\_\_\_\_ of the (NAME OF RESIDENTIAL LEASE) you entered into with Landlord states that (PROVISION). Landlord, Landlord's attorney, or agent or contractors of Landlord, have observed an unauthorized pet at the Property on \_\_\_\_\_. Therefore, you have violated this provision. Furthermore, you have been unwilling to comply with Landlord's process for adding the pet to the lease.

As of \_\_\_\_\_, Landlord terminates Tenant's (or Tenants') right to occupy the property effective three (3) days after the date of this notice. Landlord demands that Tenant(s) vacate the Property not later than three (3) days after the date of this notice. Landlord reserves all rights and remains entitled to pursue all available remedies for Tenant's (or Tenants') breach of the Lease.

Sincerely,

/s/ Duncan Strickland

Duncan Strickland  
Strickland Law Firm, PLLC  
Attorney for \_\_\_\_\_

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**PLEASE BE ADVISED THAT THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE IN BANKRUPTCY, THIS LETTER IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSESS, OR RECOVERY ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**