

4-901. Three (3)-day notice of nonpayment of rent (*Uniform Owner-Resident Relations Act*).

[Section 47-8-33 NMSA 1978]

THREE (3)-DAY NOTICE OF NONPAYMENT OF RENT¹
(*Uniform Owner-Resident Relations Act*)

To: _____
Address: _____
_____, New Mexico _____

You are notified that you are not in compliance with the rental agreement or separate agreement about the premises at:²

_____, New Mexico _____

by failure to pay rent as follows:

\$ _____
\$ _____
\$ _____

Total due: \$ _____

If you do not pay this amount within three (3) days from the date of delivery of this notice, the owner may terminate the rental agreement and can file in court to evict you. You may receive a summons to appear in court.

You cannot be evicted from your home without a court order. This notice does not mean that you must leave your home without the opportunity to first go to court to challenge the owner's termination of the rental agreement.

You have the right to challenge the termination of the rental agreement or the amount of rent owed by going to the court hearing to respond to the owner's claims and tell your side of the story. If you do not attend the court hearing, the court may enter a judgment against you and issue a court order evicting you from the premises.

You are NOT required to leave the home voluntarily before you have had the chance to go to the court hearing and the judge has issued an order in the case.

Payment will be accepted only by:

cash money order
 cashiers or certified check personal check

Dated this _____ day of _____, _____

(Owner) (Agent)

Service of notice:

- personally delivered to resident
- posted
- mailed certified mail, return receipt requested
- mailed

Delivered Posted

Time: _____

Date: _____

By:³ _____

Mailed:

Time: _____

Date: _____

By:³ _____

USE NOTES

1. The owner/agent giving notice should keep two (2) copies in case they are needed for court.
2. If the leased premises is an apartment, include the name of the apartments and the apartment number. This form may also be used for a mobile home park with less than twelve (12) units. See NMSA 1978, § 47-10-2(C) (1997).
3. Include the name of the person delivering, posting, or mailing the notice.

[As amended, effective September 2, 1997; April 6, 1998; as amended by Supreme Court Order No. 20-8300-018, effective December 31, 2020.]