

**4-902A. Resident's seven-day notice of abatement or termination of rental agreement (*Uniform Owner-Resident Relations Act*).**

[Sections 47-8-27.2 and 47-8-37 NMSA 1978]

**RESIDENT'S SEVEN-DAY NOTICE OF ABATEMENT OR TERMINATION  
OF RENTAL AGREEMENT<sup>1</sup>  
(*Uniform Owner-Resident Relations Act*)**

To: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_ (include name and unit number if applicable) \_\_\_\_\_,  
New Mexico \_\_\_\_\_ (zip code).

You are notified that you have breached the rental agreement or the Uniform Owner-Resident Relations Act concerning the premises at:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (include name and unit number if applicable)  
\_\_\_\_\_, New Mexico \_\_\_\_\_ (zip code),

in that

(check all that apply)

- You failed to make repairs and do whatever is necessary to put and keep the premises in a safe condition as provided by applicable law and rules and regulations;
- You failed to keep common areas of the premises in a safe condition;
- You failed to maintain in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating, air conditioning or other facilities and appliances supplied by you;
- You failed to provide and maintain appropriate receptacles for the removal of garbage and other waste and arrange for their removal from the appropriate receptacle;
- You failed to supply running water and a reasonable amount of hot water at a reasonable temperature at all times;
- The dwelling I rent from you does not substantially comply with the minimum housing codes that materially affect health and safety.

Specifically, the condition which needs to be remedied is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*(describe the condition specifically and in detail. Attach additional pages if necessary.)*

This condition materially affects the health and safety or habitability of the dwelling I rent. If reasonable steps are not taken to correct this condition within seven (7) days from the date of delivery set out below, I will:  
(check only one)

Reside in the dwelling and withhold one third of my daily rent until the condition is corrected;

Temporarily move from the dwelling and withhold all of my rent until the condition is corrected;

Terminate the rental agreement and vacate the dwelling.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
*Resident*

#### Service of notice

- personally delivered to owner
- posted and mailed
- mailed
- mailed certified mail

Delivered  posted:  
Time: \_\_\_\_\_  
Date: \_\_\_\_\_  
By<sup>2</sup>: \_\_\_\_\_

Mailed:  
Time: \_\_\_\_\_  
Date: \_\_\_\_\_  
By<sup>2</sup>: \_\_\_\_\_

#### USE NOTES

1. The party giving notice should retain two (2) copies for possible court action.
2. Include the name of the person delivering, posting or mailing the notice.

[Approved, effective March 1, 2000; as amended by Supreme Court Order No. 08-8300-019, effective August 4, 2008.]