

**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 AGREEMENT¹**

(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:

Mailed:

Time: _____

Time: _____

Date: _____

Date: _____

By2: _____

By2: _____

USE NOTE

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 08-8300-019, effective August 4, 2008.]