

4-901A. Three-day notice of substantial violation of rental agreement (*Uniform Owner-Resident Relations Act*).

[Section 47-8-33 NMSA 1978]

**THREE-DAY NOTICE OF SUBSTANTIAL VIOLATION
OF RENTAL AGREEMENT
(*Uniform Owner-Resident Relations Act*)**

To: _____
and all other occupants
Address: _____ Unit: _____
_____, New Mexico _____

You are notified that you, or someone with your consent, has substantially violated the rental agreement or separate agreement concerning the premises at¹:

_____, New Mexico _____
in that on or about _____, _____ (*date*), you, or someone with your consent,
did the following:

- _____
- _____
- This conduct occurred on or within 300 feet of the premises and includes (*check all that apply*):
- possession, use, sale, distribution or manufacture of a controlled substance, other than misdemeanor possession and use;
 - unlawful use of a deadly weapon;
 - unlawful action causing serious physical harm to another person;
 - sexual assault or sexual molestation of another person;
 - entry into the dwelling unit or vehicle of another person without that person's permission and with intent to commit theft or assault;
 - theft or attempted theft of the property of another person by use or threatened use of force; or
 - intentional or reckless damage to property in excess of one thousand dollars (\$1,000.00).

As a result of this conduct, the rental agreement shall terminate three (3) days from the date of service set out below. You must vacate the premises no later than _____ (*date*). Failure to vacate by this date will result in a legal action against you.

Dated this _____ day of _____, _____.

(*Owner*) (*Agent*)

Service of notice²:
 personally delivered to resident

- posted and mailed certified mail, return receipt requested
- mailed by certified mail, return receipt requested

Delivered posted:
Time: _____
Date: _____
By³: _____

Mailed:
Time: _____
Date: _____
By³: _____

USE NOTE

1. *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 12 units. See Subsection C of Section 47-10-2 NMSA 1978.*
2. *If this notice is personally delivered to the resident, mailing or posting is not required. If posted, mailing by certified mail is also required by this form. A posted notice must be affixed to a door by taping all sides or placing it in a fixture or receptacle designed for notices. See Paragraph D of Section 47-8-13 NMSA 1978.
The party giving notice should retain two (2) copies for possible court action.*
3. *Set forth the name of the person delivering, posting or mailing the notice.*

[Adopted, effective September 2, 1997; as amended, effective October 15, 1999.]