

MAINE NOTICE TO QUIT – NONPAYMENT OF RENT

Date _____

TO _____ and ALL OTHER OCCUPANTS of the
Property located at _____, City of
_____, State of Maine, referred to as the "Property".

You are hereby notified to vacate the Property on or before the expiration of seven (7) days from the date of service of this Notice due to the non-payment of rent which is in direct violation of the Lease Agreement that was completed on the ___ day of _____, 20__.

In accordance with 14 § 6028 of the Maine Revised Statutes you are 15 days or more in arrears in payment of your rent, that being a total of \$_____ for the month of _____, 20__.

Since the ground for issuing this notice is non-payment of rent, you may negate the effect of this notice if you pay the full amount of rent due within seven (7) days from the date of service of this notice.

Payment by you of any amount less than the full amount due will be credited to the amount you owe, but will not negate this notice, nor shall acceptance of the payment constitute a waiver of the landlord's right to continue with the termination of your tenancy.

AFTER THE NOTICE EXPIRES, IF YOU PAY ALL RENTAL ARREARS, ALL RENT DUE AS OF THE DATE OF PAYMENT AND ANY FILING FEES AND SERVICE OF PROCESS FEES ACTUALLY PAID BY THE LANDLORD BEFORE THE WRIT OF POSSESSION ISSUES, AT THE COMPLETION OF THE EVICTION PROCESS, THEN YOUR TENANCY WILL BE REINSTATED.

If a judicial proceeding is instituted, you have the right to present a defense.

Landlord/Attorney Signature _____

Print Name _____

CERTIFICATE OF SERVICE

I hereby certify that on the ____ day of _____, 20____, I served in hand the original notice to _____ (a person of suitable age and discretion residing in the premises) of which the above is a true copy.

Deputy Sheriff (or Landlord)

****OR****

I attempted to serve _____ in hand on the following dates and times:

DATE: _____ TIME: _____

DATE: _____ TIME: _____

DATE: _____ TIME: _____ (left notice at dwelling)

Deputy Sheriff (or Landlord)