

1 **4-901. Three (3)-day notice of nonpayment of rent (*Uniform Owner-Resident Relations***
2 ***Act*).**

3 [Section 47-8-33 NMSA 1978]

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

6 To: _____
7 Address: _____
8 _____, New Mexico _____
9

10 You are notified that you are not in compliance with the rental agreement or separate
11 agreement [~~concerning~~] about the premises [~~at~~²] at:²
12 _____
13 _____
14 _____, New Mexico
15 _____
16

17 by failure to pay rent as follows:

\$ _____
\$ _____
\$ _____

Total due: \$ _____

18
19 If [~~the~~] you do not pay this amount [due is not paid] within three (3) days from the date of
20 delivery [set out below] of this notice, the owner may terminate the rental agreement [shall be
21 terminated] and can file in court to evict you. You may receive a summons to appear in court.
22

23 You cannot be evicted from your home without a court order. This notice does not mean
24 that you must leave your home without the opportunity to first go to court to challenge the owner's
25 termination of the rental agreement.
26

27 You have the right to challenge the termination of the rental agreement or the amount of
28 rent owed by going to the court hearing to respond to the owner's claims and tell your side of the
29 story. If you do not attend the court hearing, the court may enter a judgment against you and issue
30 a court order evicting you from the premises.
31

32 You are NOT required to leave the home voluntarily before you have had the chance to go
33 to the court hearing and the judge has issued an order in the case.
34

35 Payment will be accepted only by:

cash money order

**CIVIL FORMS
FORM 4-901**

**Supreme Court Approved
November 1, 2020**

cashiers or certified check

personal check

1

2 Dated this _____ day of _____, _____

(Owner) (Agent)

3

4 Service of notice:

5 personally delivered to resident

6 posted

7 mailed certified mail, return receipt requested

8 mailed

9

Delivered Posted

Mailed:

Time: _____

Time: _____

Date: _____

Date: _____

[By:²] By:³ _____

[By:²] By:³ _____

10

11

USE NOTES

12

13 1. The ~~[party]~~ owner/agent giving notice should ~~[retain]~~ keep two (2) copies ~~[for~~
14 ~~possible court action]~~ in case they are needed for court.

15

16 2. If the leased premises is an apartment, include the name of the apartments and the
17 apartment number. This form may also be used for a mobile home park with less than ~~[12]~~ twelve
18 (12) units. See [Subsection C of Section 47-10-2 NMSA 1978] NMSA 1978, § 47-10-2(C) (1997).

19

20 3. Include the name of the person delivering, posting, or mailing the notice.

21

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