

NOTICE AND DEMAND FOR POSSESSION

For use only when lease established using Residential Rental Contract (NC REALTORS® Standard Form 410-T).

Tenant: _____

Landlord: _____

Real Estate Management Firm ("Agent"): _____

Premises: _____

NOTE: Check only 1, 2, or 3 below.

1. Late Rent Notice and Conditional Demand for Possession. Your rent is past due. Your current balance, including any accrued late fees, is \$ _____. Please pay your balance on or before _____ am pm on _____ ("Payment Date").

- 1(a) If you timely pay the current balance, Landlord does not demand possession of the Premises at this time.
- 1(b) If you do not timely pay the current balance, then this document will serve as Landlord’s demand for possession, and you must vacate and surrender the keys and any other access to the Premises in your possession to Landlord or Agent within 24 hours after the Payment Date.

2. Breach of Lease Notice and Demand for Possession. This document is provided to inform you that you have breached your lease agreement with Landlord (the "Contract"). You have (check all applicable): failed to timely pay rent; committed or allowed criminal activity to occur on the Premises; and/or breached another condition of the Contract and failed to timely cure the default after being properly notified. Accordingly, Landlord either (check only one): terminates your right to possession without terminating the Contract; or terminates the Contract. In either case, Landlord demands possession, and you must vacate and surrender the keys and any other access to the Premises in your possession to Landlord or Agent within 24 hours after receiving this document.

3. Holdover Tenant and Demand for Possession. This notice is to inform you that your lease agreement with Landlord ended on _____. You are currently holding over. Landlord hereby demands immediate possession of the Premises.

NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

LANDLORD: _____

LANDLORD: _____

BY AGENT: _____

By: _____ Date: _____

[Signature of authorized representative]

