MONTANA EVICTION NOTICE

Date: _____

This notice is sent to **_____** (“Tenant”) and further directed to all residents, occupants, subtenants, and any others in possession of the Premises.

Property Address: _____ (“Premises”)
Lease Start Date: _____ (“Lease”)

Notice Type

(Check the appropriate box)

☐ **Nonpayment**: Within [#] days, the Landlord demands the total amount due:

- Past Rent: $_____ For the period of: _____
- Late Fees: $_____ Details: _____
- Other Fees: $_____ Details: _____

Total Amount Due: $_____
Payment Instructions: _____

If the above payment is not made within the required timeframe, the Tenant will be required to quit and deliver possession of the Premises.

☐ **Noncompliance**: Within [#] days, you are hereby required to remedy the following violation of your Lease:

_____

This is in non-compliance with your Lease. You are obligated to notify the Landlord by the end of the notice period that the violation has been cured or quit and deliver possession of the Premises.

☐ **Illegal Activity**: Within [#] days, you are required to quit and deliver possession of the Premises due to the following illegal acts:

_____

☐ **Month-to-Month Tenancy**: Within [#] days of the next payment date, you are required to quit and deliver possession of the Premises in accordance with your Lease.

Important Notice

You are further notified that the Landlord elects to declare a forfeiture of your Lease if you fail to perform or otherwise comply. Noncompliance will result in legal proceedings to recover rent and possession of said Premises, which may result in a judgment against you, including costs, necessary disbursements, and possible statutory damages as allowed by law.

Landlord Information

- **Signature:** _____ Date: _____
- **Print Name:** _____
- **Address:** _____
- **Telephone:** (____) ____-_____
- **E-Mail:** _____

AFFIDAVIT OF SERVICE

County of: _____
State of: _____
Date: _____

I. Server
I, _____ ("Server"), declare under penalty of perjury that a notice for eviction was delivered and served in the following manner:

II. Recipient
The notice for eviction was delivered to:
- Defendant/Respondent: _____ ("Recipient")
- Address/Location: _____
- Date & Time: _____ Time: _____ ☐ AM ☐ PM

III. Delivery Method *(Check one)* - ☐ Mail
- ☐ Standard Mail
- ☐ Certified Mail (with return receipt)
- ☐ FedEx
- ☐ UPS
- ☐ Other: _____
- ☐ Direct Service – Handed directly to the Recipient.
- ☐ Someone at the Residence – Delivered to a resident who stated their name is: _____.
- ☐ Someone at the Workplace – Delivered to a co-worker who stated their name is: _____.
- ☐ Leaving at the Residence – Left in the following area: _____.
- ☐ Recipient Rejected Delivery – Delivered in person but Recipient refused acceptance.
- ☐ Other: _____

IV. Verification
I declare under penalty of perjury under the laws of this State that the foregoing is true and correct.

Server Information:
- **Signature:** _____ Date: _____
- **Print Name:** _____