

**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 at<sup>1</sup>:

\_\_\_\_\_, 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 notice<sup>2</sup>:

- personally delivered to resident

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

Delivered  posted:  
Time: \_\_\_\_\_  
Date: \_\_\_\_\_  
By<sup>3</sup>: \_\_\_\_\_

Mailed:  
Time: \_\_\_\_\_  
Date: \_\_\_\_\_  
By<sup>3</sup>: \_\_\_\_\_

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.]