
DATE

Re: Property Located At:

NOTICE TO VACATE MPDU – OVER-INCOME

Dear _____:

This correspondence is to notify you that the owner of the premises in which you reside has determined that your household's income exceeds the maximum eligible income necessary to qualify as an eligible person for renewal. The MPDU law requires that a tenant must vacate the MPDU if, at the time of recertification, the tenant's income exceeds by thirty percent (30%) the maximum eligible income necessary to qualify as an eligible person to rent an MPDU.

You are given 90 days' notice to quit and vacate. You and all your possessions and any and all persons not named on the lease must vacate by midnight of (date) _____. This notice will not be rescinded. You and all your effects are to be removed from the premises by the date and time stated above.

Landlord expressly informs you that Landlord's acceptance of money after the above date will not be accepted as rent under your lease, but rather, will only be accepted by Landlord as being on a quantum meruit basis, and, therefore acceptance of said money does not constitute a waiver by the Landlord of this Notice to Quit and Vacate the premises. Landlord further informs you that any tender of such money by you and subsequent acceptance by Landlord will be conclusive evidence that the money was tendered by you and accepted by the Landlord with full understanding that the Landlord is not waiving this Notice to Quit and Vacate the premises and the Landlord fully intends to proceed pursuant to this Notice.

General information and assistance regarding evictions are available from the Department of Housing and Community Affairs, Office of Landlord-Tenant Affairs.

Sincerely,

Owner/Agent

Address

Telephone Number