

**MINNESOTA NOTICE TO QUIT FOR UNPAID RENT**

TO TENANT(S): \_\_\_\_\_  
AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED  
AT: \_\_\_\_\_  
City: \_\_\_\_\_, State: Minnesota, Zip Code: \_\_\_\_\_

PLEASE TAKE NOTICE that you are not in compliance with the terms of your tenancy  
or your lease agreement for failure to pay rent by the due date set forth. If the rent  
balance due is not paid within \_\_\_\_\_ days, your tenancy shall terminate  
on: \_\_\_\_\_.

The Amount of Rent Owed and the Date Each Amount Became Due:

\$ \_\_\_\_\_ Date: \_\_\_\_\_

\$ \_\_\_\_\_ Date: \_\_\_\_\_

Total Amount of Rent Due: \$ \_\_\_\_\_

Rent Payment Accepted in the Following Manner:

\_\_\_\_\_

If you and all other occupants fail to pay the rent balance due or move out and deliver  
possession of the premises by the termination date specified above, legal action may be  
taken to evict you from the premises and to recover all unpaid rent, costs for damages  
to the premises, if any, and any other remedies available under Minnesota law.

**THIS NOTICE IS IN ACCORDANCE WITH MN Stat § 504B.135 and MN Stat § 504B.291.**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(Signature of Landlord)

\_\_\_\_\_  
(Landlord's Printed Name)

\_\_\_\_\_  
(Landlord's Address, City, State, Zip Code)

\_\_\_\_\_  
(Landlord's Telephone Number)

**DECLARATION OF SERVICE OF  
NOTICE TO QUIT**

I, \_\_\_\_\_, declare:

1. I am now, and at all times mentioned herein, a citizen of the United States, resident of the State of \_\_\_\_\_, over the age of eighteen years. I make this declaration based on my own personal knowledge. I am competent to testify to the matters herein.

2. On \_\_\_\_\_, 20\_\_\_\_, at approximately \_\_\_\_\_ am/pm, I served a Notice to Quit to the Premises located at:

\_\_\_\_\_, in \_\_\_\_\_ County, Minnesota, by:

- a) personally handing a true and correct copy to \_\_\_\_\_, Tenant under the Lease, (hereinafter the "Tenant"); **OR**
- b) personally handing a true and correct copy to \_\_\_\_\_, a person of suitable age and discretion who was then resident therein, accepting same on behalf of Tenant; **OR**
- c) mailing a copy addressed to the Tenant.

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

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the city of \_\_\_\_\_, state of Minnesota.

\_\_\_\_\_, Declarant

\_\_\_\_\_  
(PRINT NAME)