

Tenants receiving tenant-based rental assistance with questions are encouraged to contact their local legal aid program at (866) 534-5243 or valegalaid.org/find-legal-help

Landlord name
Landlord address
City, State, Zip
Landlord phone
Landlord fax
Landlord email

FOURTEEN (14) DAY NONPAYMENT NOTICE

TO: Tenant name _____ Date: _____
Tenant address _____
City, State, Zip _____

Take notice that you have failed to pay and currently owe rent, late charges, and other charges for your dwelling unit as described below:

Rent due for this period: _____ \$ _____
Late fees due for this period: _____ \$ _____
Other charges due (described below): _____ \$ _____

Total Amount owed as of this date: _____ \$ _____

This nonpayment of rent, late charges, and other charges could lead to your eviction.

You have fourteen (14) days after your receipt of this notice to respond. That date is: _____. You may respond and do one or more of the following things:

- Pay the total amount due and owed.

- Apply on your own for rental assistance with the Virginia Rent Relief Program (RRP) or another federal, state, or local rent relief program. Within that 14 day period, you are advised to notify the landlord you are doing this.

OR

- Cooperate with your landlord in applying on your behalf for the Virginia Rent Relief Program (RRP) or another federal, state, or local rent relief program.
- If your landlord rents five (5) or more rentals, they are required to offer a payment plan for all past due rent and charges. Within that 14 day period, you are advised to notify the landlord you wish to do this.

RENTAL ASSISTANCE RESOURCES

Information about the Virginia Rent Relief Program can be obtained by visiting: <https://www.dhcd.virginia.gov/rmrp> or calling 703-962-1884. Unless you pay in full, enter into a payment plan, or inform the landlord that you have already applied for rental assistance, the landlord, with your cooperation in providing all information and documentation required, will apply for rental assistance on your behalf.

You may wish to contact 2 - 1 - 1 Virginia to determine any additional federal, state, or local rent relief programs for which you might be eligible by visiting: <https://211virginia.org> or calling 211.

You may wish to contact your local legal aid program for free legal assistance to low-income people by visiting: <https://www.valegalaid.org/find-legal-help> or calling 1-866-LEGLAID (1-866-534-5243).

If you do not respond within that 14 day period and you have not moved, your landlord may file an eviction lawsuit (Summons for Unlawful Detainer) to ask for a court order to evict you.

[VIOLENCE AGAINST WOMEN ACT (VAWA) PROTECTIONS]

Your landlord has no information that the violation(s) described above are as a result of your status as a victim entitled to protections under the federal Violence Against Women Act (VAWA) or applicable state or local law. Attached please find copies of a Notice of Occupancy Rights under the Violence Against Women

Act, and a Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking Form, which VAWA requires that we provide to you.

[HEARING RIGHTS BEFORE COURT FILING]

[OPTION 1: HEARING RIGHTS]. You have the right to a hearing before a court filing to discuss this notice with your landlord. You have ten (10) days after your receipt of this notice to ask your landlord in writing for that hearing. That date is: _____. If you ask your landlord in writing by that date for that hearing, your landlord will schedule that hearing with you and not file an eviction lawsuit until after that hearing (if an eviction lawsuit still is needed). You still will have the right to go to court to defend against an eviction lawsuit.

[OPTION 2: NO HEARING RIGHTS]. You do not have the right to a hearing before a court filing to discuss this notice with your landlord. The reason you do not have that right is: _____

You still will have the right to go to court to defend against an eviction lawsuit.

Any partial payment of rent made before or after a judgment of possession is ordered is accepted with reservation, does not constitute a waiver of your landlord's right to evict you, and will not prevent your landlord from taking action to evict you. However, full payment of all amounts you owe the landlord – including all rent, late fees, and reasonable attorney fees as contracted for in your lease that are owed to the landlord as of the date payment is made, as well as any damages, and court costs – made on or before the court date will cause the eviction lawsuit to be canceled. However, if there are bases for the entry of an order of possession other than nonpayment of rent stated in the unlawful detainer action filed by the landlord, payment will not cause the eviction lawsuit to be canceled.

In addition, full payment of all amounts you owe the landlord – including all rent and late fees as contracted for in your lease that are owed to the landlord as of the date payment is made, as well as any damages, money judgment, award of attorney fees, court costs and Sheriff's costs – made at least 48 hours before the scheduled eviction will cause the eviction to be canceled. However, if there were bases for the entry of an order of possession other than nonpayment of rent stated in the unlawful detainer action filed by the landlord, payment will not cause the eviction to be cancelled.

Upon your written request, your landlord will provide you a written statement of all amounts owed to your landlord so you may pay the exact amount needed to exercise these rights. If your landlord rents five (5) or more rentals, you may use these rights at any time. If your landlord rents four (4) or fewer rentals, you may use these rights only once each lease period.

Your prompt attention to this matter is both necessary and appreciated.

I certify that a true and exact copy of this Fourteen (14) Day Nonpayment Notice was given to the tenant at the address shown above by first class mail / hand delivery / electronic mail on _____.

By: _____