

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

Landlord Name  
Landlord Address  
City, State, Zip

Tenant Name  
Tenant Address  
City, State, Zip

**NOTICE OF LANDLORD'S INTENT TO FILE AN EVICTION ACTION  
FOR UNPAID RENT AND FINANCIAL OBLIGATIONS UNDER THE LEASE**

Dear \_\_\_\_\_,

This Notice is your eviction pre-filing notice. You are advised as follows:

1. This Notice will be: (a) mailed to you at the address of the leased premises; or (b) personally delivered to you.
2. You have unpaid rent and/or other unpaid financial obligations in violation of the lease and you may soon be subject to an eviction action.
3. The total amount due is \$\_\_\_\_\_.
4. A specific accounting of the amount of the total due from unpaid rent, late fees, and other charges under the lease: **\*See Attached Ledger\***
5. You will also be responsible for rent and any unpaid financial obligations that continue to accrue after the date of this Notice.
6. The name and address of the person authorized to receive rent and fees and unpaid financial obligations and receive and give receipts on behalf of the Landlord is:

\_\_\_\_\_.

7. In accordance with state law the following additional notices are provided:
  - a. You have the right to seek legal help. If you can't afford a lawyer, free help may be available. Contact Legal Aid or visit [www.LawHelpMN.org](http://www.LawHelpMN.org) to know your rights and find your local Legal Aid Office.
  - b. To apply for financial help, contact your local county or Tribal social services office, apply online at [MNBenefits.mn.gov](http://MNBenefits.mn.gov) or call the United Way toll-free information line by dialing 2-1-1 or 800 543-7709.
  - c. Your landlord can file an eviction case if you do not pay the total amount due or move out within 14 days from the date of this notice. Some local governments may have an eviction notice period longer than 14 days.
8. No Waiver for Payment or Partial Payment: You agree and acknowledge that if you make any payment (for rent, late fees, or other unpaid financial obligations) you do so with the understanding and agreement that: (a) the acceptance by the Landlord of a partial payment does not constitute a waiver by the Landlord to further collect the remaining amounts of rent, late fees, or other unpaid financial obligation or proceed with an eviction; (b) Landlord may continue all of its rights and remedies under the law, including proceeding with an eviction; and (c) Landlord's acceptance of any payment shall not constitute a waiver of the right to evict you for past or existing violations of any term of the lease or other document governing your lease or tenancy.
9. Application of Monies Received on Account: You agree that all monies received by the Landlord or its agents during the term of the lease, or any extension or renewal, shall be first applied to any and all charges (rent, late fees or other unpaid obligations) that are past due, and the balance of any monies received after paying past due balances shall be applied towards the current month's unpaid obligations consistent with Minn. Stat. § 504B.291.

Yours truly

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Name of LL/Property Manager