

TENANT(S) LATE RENT WARNING & EXCUSES

(Note: To late paying tenants)

Post Office Box 3462, Shell Beach, CA 93448

From: Richard & Vicki Harrison
Post Office Box 3462
Shell Beach, CA 93448
(805) 610-3949

Date: _____

Dear: Tenant(s)

Your rent is due on the 1st day of the month before 5:00 pm. I'm sure you fully understand that we must start eviction proceedings instantly once a payment is late (no matter the reason) and report your late payment to both local and national tenant/credit reporting agencies.

*We still request, however, that you submit your reason for late payment for our records. For your convenience, and to avoid lengthy explanation, you may simply **circle** the appropriate reason below and submit this form with your late payment.*

Hopefully, this form and your payment will be received before you're evicted. Even better, your payment will arrive on time and you will not need this form.

I'm sorry my rent is late but . . .

- A. The check I've been waiting for did not come in the mail or was late.
- B. I was in the hospital/jail and I couldn't get to you.
- C. I missed a week's work because I had to take care of my sick mother/son/daughter.
- D. I had to have some teeth pulled, and the dentist wouldn't start work until I gave some money.
- E. I was in an automobile accident & I won't have any money until my attorney works things out with the other guy's ins.
- F. I had my billfold stolen when this guy jumped me on my way to the bank/post-office/my office.
- G. Someone broke into my apartment and took my money. No, I didn't file a police report. Should I?
- H. I had to have my car fixed so I could get to work, so I could pay you.
- I. My mother/sister/uncle hasn't mailed me my money yet.
- J. I couldn't find your address. I put the wrong address on the envelope.
- K. I got laid off from my job, and I won't get unemployment for a couple of weeks.
- L. I was unable to get a money order, and I know you didn't want me to send cash.
- M. You didn't come by when I had the money.
- N. My husband/wife/boyfriend/girlfriend/roommate left, and I didn't have all the money.
- O. They garnished my Ck, I don't understand, the guy told me it be okay to pay so much, I only missed a couple of payments.
- P. I told my friend to bring it or send it to you while I was out of town.
- Q. I haven't received my tax refund yet.
- R. I got a new job, and I had to work three weeks before I got my first check.
- S. I didn't pay rent because my (?)'s not fixed. No, sorry I didn't tell you there was a problem before. I didn't think about it until now?
- T. My car is broken, and I didn't have a ride to your office/the post office.
- U. I had to help my brother/sister/friend who had a serious problem.
- V. My grandmother died, and I had to go to the funeral.
- W. I didn't have, or I forgot to put, a stamp on the envelope.
- X. The checks' in the mail. Didn't you get it?
- Y. I ran out of checks.
- Z. I'm dead!

Please briefly explain if your excuse is not listed above: _____
