

NOTICE OF IMPENDING TERMINATION OF LEASE

Dear _____ (tenant),

Pursuant to section 12-2-3(3) and 12-2-3(4) of the Shoshone and Arapaho Law and Order Code (“Code”), I am sending you this letter informing you of my intent to terminate our lease agreement for the residence located at _____ (print address). I am sending this letter to you because I am of the opinion that you have failed to fulfill one or more of the following obligations as a tenant under section 12-2-3(2) of the Code (circle all that apply):

- A. Failure to pay rent or some other payment under our agreement, which was due on the _____ day of _____, 20_____, at least nine (9) days ago from the date of this letter.
- B. Failure to pay a reasonable charge for repair of damages to the premises which were caused by you.
- C. Failure to refrain from destroying, defacing, damaging, or removing some part of the premises, and/or failing to require that your family members and guests refrain from doing so.
- D. Failure to conduct yourself in such a manner that you do not disturb and/or injure neighbors.
- E. Failure to refrain from illegal conduct which may harm the physical or social environment of the premises.
- F. Failure to use the premises only for a personal and private use, and not to permit its use for any other purpose.
- G. Failure to get my consent when you reassigned the lease to another party and/or failure to get my consent when you allowed a guest to stay more than thirty (30) days.

- H. Failure to allow me to fulfill my own obligations as a landlord under section 12-2-2(4), including one or more of the following: maintaining the dwelling in a safe and sanitary condition, insuring the quiet enjoyment of the property, compliance with building/housing codes, maintaining all utilities and appliances which are not your responsibility, and providing and maintain garbage facilities.
- I. Failure to adhere to some other specific term of our lease, cited herein:

Pursuant to section 12-2-3(4) Code, I am giving you reasonable notice via this letter to comply with your obligations. You have _____ days (at minimum, 3 days if behavior has caused a legal nuisance or serious injury to property/persons, 14 days for rent or other payments, and 30 days for anything else) to respond to this letter in writing or in person.

If you agree to come back into compliance with your obligations and/or work out a new agreement with me, I will not be forced to terminate your lease and send you a Notice to Quit (commonly known as an eviction notice). Failure to respond will force me to take those actions.

Sincerely,

Signature

Print name

CERTIFICATE OF SERVICE

I, _____, hereby certify that I am either a law enforcement officer of the Eastern Shoshone or Northern Arapaho Tribes, an officer for an agency of the United States, a person authorized by the CFR Court of the Wind River Agency, and/or an adult member of the Eastern Shoshone or Northern Arapaho Tribes who is not an employee or agent of the landlord,
_____.

I further certify that I served a copy of a *Notice of Impending Termination of Lease* upon the tenant _____, by (check one):

- Personally serving it to him or her;
- Personally serving it to an adult living at the premises;
- Personally serving it to an adult agent or employee of the tenant;
- Sending the *Notice* via certified mail, return receipt requested, to the tenant's address of _____;
- Securely taping a copy of the *Notice* to the main entry door of the premises of the tenant, located at _____, in such a manner that it is not likely to blow away, and by posting a copy of the notice in some public place near the premises, including a tribal office, public store or other commonly frequented place.

Should this matter go to court, I further certify that I have retained a copy of this *Notice* and Certificate for my own records.

Signature

Print name

SWORN AND SUBSCRIBED TO before me this _____ day of _____, 20_____.

(Seal)

Court Clerk/Notary

My commission expires: