

NOTICE TO VACATE MPDU—OVER INCOME

Date: _____

This correspondence is to notify you that the owner of the premises in which you residents has determined that your household income exceeds the maximum eligible income necessary to qualify as an eligible person for renewal. The MPDU program requires that a tenant must vacate the MPDU if, at the time of the recertification, the tenant's income exceeds the maximum MPDU income limits necessary to qualify as an eligible person to rent an MPDU.

This notice serves as your six month notice to quit and vacate. You and all your possessions and any and all persons not named on the lease must vacate by midnight of _____. This notice will not be rescinded. You and your effects are to be removed from the premises by the date and time stated above.

Landlord expressly informs you that Landlord's acceptance of money after the above date will not be accepted as rent under your lease, but rather, will only be accepted by Landlord as being on a quantum meruit basis, and therefore acceptance of said money does not constitute a waiver by the Landlord of the Notice to Quit and Vacate the premises. Landlord further informs you that any tender of such money by you and subsequent acceptance by Landlord will be conclusive evidence that the money was tendered by you and accepted by the Landlord with full understanding that the Landlord is not waiving this Notice to Quit and Vacate the premises and the Landlord fully intends to proceed pursuant to this Notice.

General information regarding evictions are available from the City of Rockville Office of Landlord Tenant. You may also reach out to the Montgomery County Department of Housing and Community Affairs for information on resources.

Sincerely,

Owner/Agent