

**TENANT LATE RENT WARNING AND EXCUSES**  
**Humor Verses Reality**

Dear Resident:

Your rent is due on the 1<sup>st</sup> day of the month, holidays and weekends do not make this an exception in the event the office is to be closed. Your remittance in the form of a personal check (unless stated otherwise) is to be received prior to the office closing business day before the first. Your rent if not received after which was previously stated must be paid in the form of negotiable funds. Rent is late on the 4<sup>th</sup> day of the month 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 check 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 and I won't have any money until my attorney works things out with the other guy's insurance.
  - 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 check, and I don't understand it, because the guy told me it would be okay to just pay so much per month and 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 the rent because my \_\_\_\_\_ is not fixed. No, I'm sorry I didn't tell you there was a problem before now. 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 check's 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 \_\_\_\_\_
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