

Notice of Late Rent Breach of Lease

PROPERTY MANAGEMENT | TXR 2230

FITZ & CO. REAL ESTATE

Notice of Late Rent Breach of Lease

TXR 2230

Property Management

What this form is for

Designed to be used by a property manager or landlord to notify a tenant of the tenant's financial breach of lease (i.e., failure to timely pay rent, notice of unpaid rent, or a payment that has been returned unpaid by the institution on which it was drawn). Though not required, this form gives the tenant an opportunity to cure the breach and is therefore not to be used as a notice terminating tenant's right to occupy the property. Designed to be used in conjunction with TXR 2208 to satisfy requirements of Texas Property Code Chapter 24.

Key sections and how to complete the form

Use the form in order. The sections below explain the main decisions, blanks, disclosures, or deadlines the form is designed to address. Complete the actual form from the transaction facts and the instructions printed on the current version.

Identify the agreement and parties

Make sure the notice references the correct property, agreement, sender, and recipient.

State the triggering event or election

Complete the portion of the form that identifies why the notice is being given and any date or deadline stated in the form.

Delivery matters

Keep evidence of how and when the notice was delivered because rights and deadlines may depend on delivery.

Related forms and resources

These documents may connect to this form depending on the property, financing, occupancy, disclosure requirements, or other facts of the transaction. Open the related resource to see what it does and how it is completed.

Residential Lease
TXR 2001

Review when: Commonly connected to Residential Lease when the facts described for this form apply.

Notice to Vacate
TXR 2208

Review when: The Texas REALTORS® description for this form specifically references this related form.

Texas REALTORS® form access

This is an educational guide. Access the current TXR form through your authorized Texas REALTORS® forms provider or brokerage forms system.

Need further assistance?

For transaction-specific questions, contact your broker or **Broker Rochelle Fitzgerald** at Fitz & Co. Real Estate.

Educational resource

For educational purposes only. Agents should verify current forms and consult with their broker when needed.

Fit & Co. Texas Resource Center | Educational resource. Use the current form version for the transaction.