# EVICTION NOTICE

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\*\* IMPORTANT LEGAL NOTICE - PLEASE READ CAREFULLY \*\*

# NOTICE

## NOTICE TO VACATE / NOTICE TO CURE OR QUIT

**Date of Notice:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

FROM:

**Landlord/Property Manager Name:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
**Company Name (if applicable):** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
**Address:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
**City, State ZIP:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
**Phone:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TO:

**Tenant(s) Name(s):** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
All Occupants and Persons within the Premises

SUBJECT PROPERTY:

**Property Address:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
**Unit # (if applicable):** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
**City:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **State:** \_\_\_\_\_\_\_\_ **ZIP:** \_\_\_\_\_\_\_\_\_\_\_\_

**Pursuant to the Lease Agreement dated** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **between the above-referenced parties, this notice is hereby given for the following reason(s):**

**NOTICE PERIOD:** You are hereby notified that you have **\_\_\_\_\_\_\_** days from the service of this notice to either remedy the violation described below OR vacate and surrender possession of the premises.

## NATURE OF VIOLATION

**☐** Non-payment of rent in the amount of $**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** for the period of **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
**☐** Violation of lease term/rule: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
**☐** Illegal activity on premises: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
**☐** Other: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

DETAILED DESCRIPTION OF VIOLATION(S):

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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## REMEDY REQUIRED

**☐** Pay all past-due rent in the amount of $**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** plus late fees of $**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
**☐** Cure the lease violation by: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
**☐** Vacate the premises completely by: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

## CONSEQUENCES OF NON-COMPLIANCE

If you fail to remedy the violation(s) described above OR vacate the premises within the notice period, legal action may be initiated against you to recover possession of the premises, unpaid rent, damages, court costs, and attorney's fees (where applicable by law).

THIS IS A LEGAL DOCUMENT THAT MAY AFFECT YOUR RIGHTS. IF YOU HAVE QUESTIONS, PLEASE CONSULT AN ATTORNEY.

## PROOF OF SERVICE

I, **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**, declare under penalty of perjury that on **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** [date], I served this notice in the following manner:

**☐** By personally delivering a copy to the tenant(s)
**☐** By leaving a copy with a person of suitable age and discretion at the premises
**☐** By posting a copy in a conspicuous place on the premises
**☐** By sending a copy through certified mail, return receipt requested
**☐** Other method permitted by law: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Executed on **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** [date] at **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** [location]

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Signature

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Print Name

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Title (Owner/Manager/Agent)

## LEGAL DISCLAIMER

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