

# EVICTION NOTICE TO QUIT

Notice Date: \_\_\_\_\_, 20, \_\_\_\_\_

**DEAR TENANT(S)** \_\_\_\_\_,

This eviction notice is in reference to the lease signed on \_\_\_\_\_, 20, \_\_\_\_\_ for the following property: \_\_\_\_\_.

The lease violation is described as: (check one)

- **Non-Payment of Rent** – It is required that within \_\_\_\_ days that the Total Amount Due is paid: (check all that apply)

- Back-Rent: \$ \_\_\_\_\_

- Penalties/Late Fees: \$ \_\_\_\_\_

- Other: \$ \_\_\_\_\_

Total Amount Due: \$ \_\_\_\_\_

If you do not pay the Total Amount Due within the specified time period, you will be required to vacate the premises immediately or an eviction action may be filed against you. Partial payment will be refused.

- **Non-Compliance** – It is required that within \_\_\_\_ days that you fix the following lease violation: \_\_\_\_\_.

If you do not fix or cure the issue within the specified time period, you will be required to vacate the premises immediately or an eviction action may be filed against you.

- **Illegal Acts** – It has been known that you have committed illegal acts on the premises. Therefore, you shall be required to vacate the premises the immediately or the minimum required time-period under State law, whichever is lesser, or an eviction action may be filed against you.

YOU ARE FURTHER NOTIFIED THAT if your fail to perform or otherwise comply with the demands in this notice, that the landlord may file legal proceedings and a judgment may be made against you. Any judgment may also include the landlord's costs and attorney's fees for filing an eviction action.

Sincerely,

Landlord (or Authorized Agent) Signature: \_\_\_\_\_

Date: \_\_\_\_\_ 20, \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

# CERTIFICATE OF SERVICE

**METHOD OF SERVICE:** (check one)

- POSTED ON DOOR ON \_\_\_\_\_ 20, \_\_\_\_.

- HAND-DELIVERED ON \_\_\_\_\_ 20, \_\_\_\_.

- CERTIFIED MAIL (WITH RETURN RECEIPT).

Signature \_\_\_\_\_