

EVICTIION NOTICE

To: _____

All residents (tenants and subtenants) in possession and all other in possession

The property herein referred to has the mailing address of _____,

Unit # _____ in the City of _____, County of _____,

State of _____, with the Zip Code _____

In accordance with your lease agreement signed on the ____ day of _____,

20____ and the laws in the State of _____ **WITHIN** _____ (____) **DAYS** after

service on you of this notice, you are hereby required:

(Check Appropriate Box)

BREACH OF CONTRACT

PAY OR QUIT

☐ - Pay to the undersigned or _____, an authorized agent, the rent of the property hereinafter described, of which you now hold possession amounting to the sum of:

_____ Dollars (\$_____) enumerated as follows:

\$_____ Due from _____, 20____ To _____, 20____

or quit and deliver up the possession of the property.

CURE OR QUIT

☐ - Remedy the violation described as _____ and it is in non-compliance with your lease agreement. You shall notify the landlord within the notice period that the violation has been cured or quit and deliver the possession of the property.

UNCONDITIONAL QUIT

☐ - Quit and deliver possession of the property due to an illegal act committed on the property.

The illegal activity is described as _____ and therefore your tenancy has been terminated.

YOU ARE FURTHER NOTIFIED THAT, the owner/landlord does hereby elect to declare that forfeiture of your lease or rental agreement under which you hold possession of the above described property and if you fail to perform or otherwise comply, will institute legal proceedings to recover rent and possession of said property which would result in a judgment against you including costs and necessary disbursements together with possible statutory damages as allowed by law for such unlawful detention.

Landlord/Agent Signature _____

CERTIFICATE OF SERVICE

I certify that on the ____ day of _____, 20____ I served this notice to

_____ by

- ☐ - delivering it personally to the person in possession.
- ☐ - delivering it on the premises to a member of his/her family or household or an employee of suitable age and discretion with a request that it be delivered to the person in possession.
- ☐ - first-class mail addressed to the person in possession.

Signature _____