

# EVICTION NOTICE

## (NOTICE TO QUIT)

[Date]

To: \_\_\_\_\_ (“Tenant”) and all residents, occupants, subtenants, and individuals in possession of the following premises:

Property Address:

\_\_\_\_\_  
 (“Premises”)

Lease Start Date: [LEASE START DATE] (“Lease”)

This notice is issued in compliance with the terms of your lease and the relevant laws of this state, outlining the following instructions:

(Check the Appropriate Box)

- NON-PAYMENT. Within \_\_\_\_\_ days, the Landlord demands the total amount due:

- Past Rent: \$[AMOUNT] For the period of: [RENT PERIOD]

- Late Fees: \$[AMOUNT] Details: [DETAILS]

- Other Fees: \$[AMOUNT] Details: [DETAILS]

Total Amount Due: \$[TOTAL AMOUNT DUE]

Payment Instructions:

\_\_\_\_\_  
Failure to make the above payment within the specified timeframe will require the Tenant to vacate and surrender possession of the Premises.

- NON-COMPLIANCE. Within \_\_\_\_\_ days, you must rectify the following Lease violation:

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

This non-compliance with your Lease requires you to inform the Landlord by the end of the notice period that the violation has been rectified, or you must vacate and surrender possession of the Premises.

- ILLEGAL ACTIVITY. Within \_\_\_\_\_ days, you must vacate and surrender possession of the Premises due to the following illegal acts:

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- MONTH-TO-MONTH TENANCY. You are hereby required to vacate and surrender possession of the Premises within \_\_\_\_\_ days of the next payment date, in accordance with your Lease.

Please be aware that if you fail to comply, the Landlord may declare your Lease forfeited, initiating legal proceedings to recover rent and possession of the Premises. This could result in a judgment against you, including costs, necessary disbursements, and potential statutory damages as permitted by law for unlawful detention.

Landlord's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

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

E-Mail: \_\_\_\_\_

#### AFFIDAVIT OF SERVICE

County of \_\_\_\_\_

State of \_\_\_\_\_

Date: [DATE]

I, \_\_\_\_\_ ("Server"), declare under penalty of perjury that an eviction notice was delivered and served as follows:

Recipient: \_\_\_\_\_ ("Recipient")

Address/Location

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Date & Time: [DATE] Time: [TIME]  AM  PM

Method of Delivery (check one):

- Mail. The eviction notice was sent by:
  - Standard Mail
  - Certified Mail (with return receipt)
  - FedEx
  - UPS
  - Other
- Direct Service. The Server handed the eviction notice to the Recipient.
- Someone at the Residence. The Server handed the eviction notice to an individual identifying as [INDIVIDUAL'S NAME], who claimed to live at the residence.
- Someone at the Workplace. The Server handed the eviction notice to an individual identifying as [INDIVIDUAL'S NAME], who claimed to be the Recipient's co-worker.
- Leaving at the Residence. The Server left the eviction notice at [LOCATION].
- Recipient Rejected Delivery. The Server delivered the eviction notice in-person, but the Recipient did not accept delivery.
- Other. \_\_\_\_\_

I affirm under penalty of perjury under the laws of this State that the above information is true and accurate.

Server's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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