

# EVICTION NOTICE

## (ILLEGAL ACTIVITY)

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

This notice is dispatched to [TENANT'S NAME] ("Tenant") and is additionally directed to all residents, occupants, subtenants, and any others in possession of the Premises.

**Property Address:** [PROPERTY ADDRESS] ("**Premises**")

**Lease Start Date:** [LEASE START DATE] ("**Lease**")

Pursuant to the terms of your Lease and the laws applicable in this State, subsequent to the delivery of this notice to you, you are hereby provided with the following instructions:

**ILLEGAL ACTIVITY.** Within \_\_\_\_\_ DAYS, you are hereby instructed to vacate and surrender possession of the Premises due to the occurrence of the following illegal acts:

[DESCRIBE ILLEGAL ACTS]

**PLEASE BE ADVISED** that the Landlord hereby exercises the option to terminate your Lease agreement, through which you currently possess the Premises, in the event of your failure to comply. Such failure to comply will prompt legal proceedings to recover rent and possession of the aforementioned Premises, resulting in a judgment against you encompassing costs and necessary disbursements, along with potential statutory damages as permitted by law for such unlawful detention.

**Landlord Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

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

**Contact Information (Telephone and email)::** \_\_\_\_\_

# AFFIDAVIT OF SERVICE

County of [COUNTY]

Date: [DATE]

State of [STATE]

I, [NAME OF SERVER], solemnly declare and affirm under penalty of perjury that the following is true and correct to the best of my knowledge, information, and belief:

On [Date of Service], The above-named Eviction Notice was served and delivered to the Recipient in the following manner:

**RECIPIENT.** The eviction notice was served to:

**Recipient:** [RECIPIENT'S NAME] (“**Recipient**”)

**Address/Location:** [ADDRESS/LOCATION]

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

**DELIVERY.** The eviction notice was received by the Recipient through: (please check one)

**Mail.** The eviction notice was sent via mail using: (please check one)

- Standard Mail

- Certified Mail (with return receipt)

- FedEx

- UPS

- Other

- **Direct Service.** The eviction notice was handed directly to a person identified as the Recipient.

- **Someone at the Residence.** The eviction notice was handed to an individual who identified as residing at the residence, stating their name as: [INDIVIDUAL'S NAME].

- **Someone at the Workplace.** The eviction notice was handed to an individual identified as the Recipient's co-worker, stating their name as: [INDIVIDUAL'S NAME].

- **Left at the Residence.** The eviction notice was left in the following location: [INDIVIDUAL'S NAME].

- **Recipient Rejected Delivery.** The eviction notice was personally delivered to the Recipient, who declined to accept delivery.

- Other. [OTHER METHOD OF DELIVERY].

I declare under penalty of perjury that the foregoing is true and correct

Signature of Server: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Server: \_\_\_\_\_