**MAINE NOTICE TO QUIT**

Date: [MM/DD/YYYY]

To: [TENANT NAME(S)]

From: [LANDLORD / AGENT NAME]

Rental Address (the “Premises”):

Street: [RENTAL STREET ADDRESS] Unit #: [UNIT # (IF APPLICABLE)]

City: [RENTAL CITY] State: Maine

In accordance with your lease agreement signed on [MM/DD/YYYY] and the laws mandated by the State of Maine, the recipient of this notice is hereby required to do the following within [#] daysafter receiving said notice (check the appropriate box):

[ ]  - **NON-PAYMENT OF RENT**

Pay to the undersigned the rent for the Premises hereinafter described of which the total rent now due is (check all that apply):

[ ]  - Unpaid / Late Rent: $[AMOUNT]

[ ]  - Penalties / Late Fees: $[AMOUNT]

[ ]  - Other: $[AMOUNT]

**Total amount due:** $[TOTAL AMOUNT]

[ ]  - **LEASE / LAW VIOLATION**

[ ]  - Remedy the violation, described as: [LEASE VIOLATION].

You shall notify the landlord within the notice period that the violation has been cured OR quit and deliver possession of the Premises.

[ ]  - Quit and deliver possession of the Premises due to an illegal act committed on the Premises consisting of [LAW VIOLATION] ; therefore, your tenancy is hereby **terminated**.

[ ]  - **MONTH-TO-MONTH TENANCY TERMINATION**

You are hereby notified that the tenancy will be terminated in [#] days, effective [MM/DD/YYYY].

The Tenant(s) agree(s) to arrange for all utilities to be turned OFF upon move-out. If the Landlord would like to transfer the accounts to their name, they should inform the Tenant(s) as soon as possible.

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

Landlord / Agent Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)

**CERTIFICATE OF SERVICE**

**OPTION 1**: I hereby certify that on the [MM/DD/YYYY], I served in hand the original notice to [TENANT / RECIPIENT NAME] (a person of suitable age and discretion residing in the premises) of which the above is a true copy.

Deputy Sheriff / Landlord: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)

**OPTION 2**: I attempted to serve [TENANT / RECIPIENT NAME] in hand on the following dates and times:

DATE: [MM/DD/YYYY] TIME: [HH:MM]

DATE: [MM/DD/YYYY] TIME: [HH:MM]

DATE: [MM/DD/YYYY] TIME: [HH:MM] (left notice at dwelling)

Deputy Sheriff / Landlord: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)