**MARYLAND 30-DAY NOTICE TO QUIT | NON-COMPLIANCE**

Date: [MM/DD/YYYY]

## To: [TENANT NAME(S)]

Rental (Premises) Street Address: [STREET ADDRESS] Unit #: [#]

City: [CITY] State: Maryland

You are hereby notified that you have seriously violated your rental agreement or your duties under the law. The violation(s) is/are as follows:

[DESCRIBE LEASE VIOLATION(S)].

[ ]  **- OPTION 1:** If you do not remedy the violation(s) listed above by doing the following:

[LIST WHAT THE TENANT(S) HAVE TO DO TO FIX VIOLATION(S)], within thirty (30) days of the date you receive this notice your tenancy will terminate and you will be required to move out by [MM/DD/YYYY] at [HH:MM] [ ]  AM [ ]  PM. If you have not remedied the problem(s) and have not moved out by the date above, a lawsuit may be filed to evict you. If you remedy the problem(s) within thirty (30) days, you may stay.

[ ]  **- OPTION 2:** Since In accordance with [§ 8–402.](http://mgaleg.maryland.gov/mgawebsite/Laws/StatuteText?article=grp&section=8-402.1&enactments=False&archived=False), I am electing to terminate your tenancy

on [MM/DD/YYYY] at [HH:MM] [ ]  AM [ ]  PM, which is not less than thirty (30) days from the date you received this notice.

Landlord / Agent Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) Printed Name: [PRINTED NAME]

# - - - - - - - - - - - - - - - - CERTIFICATE OF SERVICE - - - - - - - - - - - - - - - -

I certify that on [MM/DD/YYYY] I served this notice to [TENANT / RECIPIENT NAME] by:

[ ]  - Delivering it personally to the person in possession of the Premises.

[ ]  - Delivering it to the Premises to a member of the Tenant’s family or household or an

 employee of suitable age and discretion with a request that it be delivered to the

 person in possession on the Premises.

[ ]  - Certified first-class mail addressed to the person in possession on the Premises.

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