**NOTICE TO QUIT FOR VIOLATION OF LEASE AGREEMENT**

Date: \_\_\_\_\_\_\_\_\_\_\_\_ (mm/dd/yyyy)

## To: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Tenant Name(s))

Rental (Premises) Street Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Unit # (if any): \_\_\_\_\_\_\_\_

City: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

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

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, within \_\_\_\_ (#) 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 \_\_\_\_\_\_\_\_\_\_ [ ]  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 \_\_\_\_ (#) days, you may stay. If the same problem occurs again within \_\_\_\_ (#) months, you may be given a notice to terminate the tenancy and you will NOT be given an opportunity to fix the problem.

[ ]  **- OPTION 2:** Since this is substantially the same violation for which you were previously

given notice within the past \_\_\_\_ (#) months on \_\_\_\_\_\_\_\_\_\_\_\_ (mm/dd/yyyy), I am electing to terminate your tenancy on \_\_\_\_\_\_\_\_\_\_\_\_ (mm/dd/yyyy), which is not less than \_\_\_\_ (#) days from the date you received this notice.

Landlord / Agent Signature: [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) 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 Tenants’ family or household or an

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

 person in possession.

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

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