

NOTICE TO CURE OR QUIT

Date: [Date of Letter]

To: [Tenant Name]

Address: [Rental Property Address]

RE: NOTICE TO REPAIR PROPERTY DAMAGE / VIOLATION OF LEASE

Dear [Tenant Name],

This notice is to formally inform you that you are in violation of your lease agreement dated [Lease Start Date] regarding the maintenance and condition of the premises located at the address listed above.

Specifically, the following damage has been identified:

- [Description of damage, e.g., hole in living room drywall]
- [Description of damage, e.g., broken window in bedroom]
- [Description of damage, e.g., damaged flooring in kitchen]

Under the terms of your lease, specifically Section [Lease Section Number], you are required to maintain the premises in good condition and are responsible for any damages beyond normal wear and tear.

TO CURE THIS VIOLATION: You must repair the damages listed above to their original condition or pay for the cost of professional repairs by [Deadline Date, e.g., 7 days from receipt]. All repairs must meet professional standards and are subject to inspection by the landlord.

FAILURE TO COMPLY: If the aforementioned damages are not repaired or addressed by the deadline stated above, the landlord will take further action, which may include the commencement of eviction proceedings and/or legal action to recover the costs of repairs and legal fees.

Please contact me immediately at [Your Phone Number] or [Your Email] to confirm your plan for repair.

Sincerely,

[Landlord/Manager Signature]

[Printed Name]

[Address]

[Phone Number]

Proof of Service:

I, [Name of Person Serving Notice], declare that I served this notice on [Date] by:

Hand-delivering it to the tenant.

Leaving it with a person of suitable age and discretion at the residence.

Posting it in a conspicuous place on the property and mailing a copy via certified mail.