

Date: [Insert Date]

To: [Tenant Name]

Address: [Property Address and Unit Number]

**RE: FIRST WARNING - NOTICE OF LEASE VIOLATION (UNAUTHORIZED PET)**

Dear [Tenant Name],

This letter serves as formal notice that you are in violation of your residential lease agreement dated [Lease Start Date] regarding the property located at [Property Address].

It has come to management's attention that an unauthorized pet-specifically a [Type/Breed of Pet]-is being kept on the premises. According to Section [Insert Section Number] of your lease agreement, pets are not permitted without prior written consent and the payment of applicable fees.

To resolve this violation and avoid further action, you must perform one of the following actions by [Insert Deadline Date]:

- Remove the pet from the premises permanently.
- Contact the management office to request formal approval and pay the required pet deposit and monthly pet rent (if applicable and if the pet meets property criteria).

Please be advised that failure to comply with this notice may result in further disciplinary action, including fines or the initiation of eviction proceedings as permitted by law.

If you believe this notice was sent in error, or if the pet is a certified service/assistance animal, please provide the necessary documentation to the office immediately.

Sincerely,

[Your Name/Property Manager Name]

[Management Company Name]

[Phone Number]