

FINAL NOTICE OF EVICTION PROCEEDINGS

Date: [Insert Date]

To: [Tenant Name]

Address: [Property Address]

City, State, Zip: [City, State, Zip]

Dear [Tenant Name],

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

Despite previous notices sent to you on [Dates of Previous Notices], you have failed to remedy the following issue(s):

- [Reason for Eviction - e.g., Non-payment of rent in the amount of \$0.00]
- [Reason for Eviction - e.g., Unauthorized pets / Property damage]

TAKE NOTICE that unless the total amount of \$[Amount Due] is paid in full OR the property is vacated and keys returned by [Deadline Date/Time], legal proceedings will be initiated immediately.

Upon the filing of an eviction lawsuit (Unlawful Detainer):

- A formal complaint will be filed with the Court.
- You may be liable for court costs, process server fees, and attorney fees.
- An eviction judgement may appear on your public record and credit report.

This is your final opportunity to resolve this matter voluntarily before legal action is taken. Please contact [Landlord/Manager Name] at [Phone Number] immediately.

Sincerely,

[Landlord/Property Manager Signature]

[Printed Name]

[Contact Address]

[Phone Number]