

NOTICE TO QUIT FOR ILLEGAL ACTIVITY

Date: [Date of Notice]

To Tenant(s): [Tenant Names]

Address of Premises: [Full Property Address]

NOTICE IS HEREBY GIVEN that you are required to vacate the premises described above within [Number of Days] days after the service of this notice.

This notice is being served because you, or someone under your control, have engaged in illegal activity on or near the premises in violation of your lease agreement and local/state laws. Specifically:

Description of Illegal Activity:

[Insert detailed description of the incident, date, and time]

Police Report Number (if applicable): [Insert Report Number]

Under the laws of this jurisdiction, illegal activity constitutes a non-curable breach of your rental agreement. Therefore, your tenancy is terminated effective [Date of Termination].

If you fail to move out and deliver possession of the premises to the undersigned by the date specified above, legal proceedings will be instituted against you to recover possession, to recover court costs and attorney fees, and to seek any applicable damages.

Please return all keys and provide a forwarding address upon your departure.

Sincerely,

[Landlord/Property Manager Name]

[Landlord Address]

[Landlord Phone Number]

Proof of Service

I, [Name of Server], declare that I served this notice on [Date] by:

- Delivering a copy to the tenant personally.
- Leaving a copy with a person of suitable age and discretion at the residence.
- Posting a copy in a conspicuous place on the property and mailing via certified mail.

Signature of Server: _____