

NOTICE TO QUIT FOR LEASE VIOLATION

Date: [Date of Notice]

To: [Tenant Name(s)]

Property Address: [Full Address of Rental Property]

Dear [Tenant Name],

You are hereby notified that you are in violation of your residential lease agreement dated [Lease Start Date] for the premises located at the address listed above.

Nature of Violation:

Specifically, you have violated the following provision(s) of your lease:

[Cite Lease Section Number and describe the specific violation in detail]

Action Required: (Select one option below)

☐ **Right to Cure:** You must remedy the violation(s) described above within [Number] days of receiving this notice. If the violation is not corrected by [Deadline Date], your lease will be terminated and you must vacate the premises.

☐ **Unconditional Quit:** Due to the severity of this violation, your lease is hereby terminated. You are required to vacate the premises and deliver possession to the landlord by [Date/Time].

Failure to comply with this notice will result in legal proceedings to regain possession of the property, which may include a lawsuit for eviction, damages, and legal fees.

Please contact the undersigned immediately if you have any questions regarding this notice.

Sincerely,

[Landlord or Property Manager Name]

[Address]

[Phone Number]

[Email Address]

Proof of Service:

I certify that a copy of this notice was delivered to the tenant on [Date] via:

☐ Personal Delivery

☐ Certified Mail

☐ Posted on Premises