

FINAL EVICTION NOTICE

Date: [Insert Date]

To: [Tenant Name]

Address: [Rental Property Address]

RE: FINAL NOTICE TO QUIT FOR NON-PAYMENT OF RENT

Dear [Tenant Name],

This letter serves as formal and final notice that you are in default of your lease agreement due to failure to pay rent for the following period(s): [List Months/Dates].

As of this date, the total amount overdue is: **[\$Total Amount Owed]**.

Despite previous notices, this balance remains unpaid. You are hereby required to take one of the following actions within [Number of Days, e.g., 3 or 5] days of receiving this notice:

1. Pay the full amount of **[\$Total Amount Owed]** in certified funds (cashier's check or money order).
2. Vacate the premises and return all keys to the landlord.

Failure to pay the full amount or vacate the property by [Date] will result in immediate legal action. I will file an unlawful detainer lawsuit (eviction) with the court to regain possession of the property and seek a judgment for the unpaid rent, late fees, court costs, and legal attorney fees.

Please govern yourself accordingly.

Sincerely,

[Landlord Name/Property Manager Name]

[Phone Number]

[Mailing Address]