

## **NOTICE TO TERMINATE LEASE**

Date: [Insert Date]  
From: [Landlord Name/Property Management]  
Address: [Landlord Address]

To: [Tenant Name]  
Address: [Rental Unit Address]

### **SUBJECT: PRE-EVICTION NOTICE / LEASE TERMINATION**

Dear [Tenant Name],

You are hereby notified that your lease agreement dated [Lease Start Date] for the property located at [Rental Unit Address] is being terminated for the following reason(s):

- [Specify reason: e.g., Non-payment of rent in the amount of \$XXX]
- [Specify reason: e.g., Violation of lease terms regarding XXX]
- [Specify reason: e.g., Expiration of lease term]

In accordance with the terms of your lease and local laws, you are required to vacate the premises and return all keys no later than [Move-out Date/Time].

If you fail to vacate the premises by the date specified above, legal proceedings will be initiated to recover possession of the property, which may include the filing of a formal eviction lawsuit (Unlawful Detainer). This may result in additional court costs, legal fees, and a negative impact on your credit report.

[Optional: Instruction for curing the violation, if applicable, e.g., "To avoid termination, you must pay the outstanding balance or resolve the violation by (Date)."]

Please contact [Name] at [Phone Number/Email] immediately to discuss this matter or to schedule a move-out inspection.

Sincerely,

[Signature]  
[Landlord/Agent Printed Name]