

UNCONDITIONAL THIRTY-DAY NOTICE TO QUIT

Date: [Current Date]

To: [Tenant Name]

And all other occupants in possession of the premises located at:

[Property Address]

[City, State, Zip Code]

PLEASE TAKE NOTICE that your tenancy of the premises described above is hereby terminated. You are required to vacate and deliver possession of the premises to the undersigned landlord or authorized agent within thirty (30) days from the date of service of this notice.

This is an UNCONDITIONAL notice. You do not have the right to cure the default or stay in the premises by paying rent or fixing the lease violation. This notice is being issued due to the following reason(s):

[Insert specific reason for notice, e.g., repeated lease violations, illegal activity, or non-renewal of month-to-month lease].

If you fail to vacate the premises by [Date 30 days from service], legal proceedings will be initiated against you to recover possession of the property, damages, and court costs.

All rent due and owing through the date of termination must be paid in full. This notice does not waive any of the landlord's rights to collect past-due rent or damages for breach of the rental agreement.

Sincerely,

[Landlord/Agent Signature]

[Landlord/Agent Printed Name]

[Landlord/Agent Address]

[Phone Number]

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare that I served this notice on [Date of Service] by:

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

Signature of Server: _____