

Date: [Date]
Property Address: [Property Address]
Tenant Name(s): [Tenant Name(s)]

RE: NOTICE OF LEASE VIOLATION - UNAUTHORIZED COSMETIC CHANGES

Dear [Tenant Name],

This letter serves as formal notice that you are in violation of your lease agreement dated [Lease Start Date] regarding the property located at [Property Address].

During a recent inspection/observation on [Date], it was noted that the following unauthorized cosmetic changes have been made to the premises:

- [Description of change, e.g., Painting of living room walls]
- [Description of change, e.g., Installation of permanent wallpaper]
- [Description of change, e.g., Replacement of cabinet hardware/fixtures]

Per Section [Section Number] of your lease agreement, tenants are prohibited from making any alterations, decorations, or improvements to the property without prior written consent from the Landlord/Property Manager.

Required Action:

To remedy this violation, you are required to perform the following by [Deadline Date]:

- Restore the affected areas to their original condition at your own expense.
- Contact the undersigned to schedule a follow-up inspection once the restoration is complete.

Failure to correct these unauthorized changes by the date specified above may result in further action, including but not limited to, professional restoration at your expense, deduction from your security deposit, or legal proceedings for lease non-compliance.

If you believe this notice has been sent in error, or if you wish to discuss this matter further, please contact me immediately at [Phone Number] or [Email Address].

Sincerely,

[Your Name/Company Name]
[Title]
[Contact Information]