

NOTICE TO CURE VIOLATION OF LEASE AGREEMENT

Date: [Current Date]

To Tenant(s): [Name of all adult tenants on lease]

Address: [Full address of rental unit]

Dear [Tenant Name(s)],

This notice is to formally advise you that you are in violation of your residential lease agreement dated [Lease Start Date] for the property located at the address listed above.

Violation: Unauthorized Occupancy. It has been observed that the following person(s) are residing in the unit who are not listed as authorized occupants or tenants on the lease agreement: [Name of unauthorized person(s) if known, or "unnamed individuals"].

This constitutes a material breach of your lease agreement, specifically [Reference Section/Paragraph Number of Lease regarding occupants/guests].

Demand for Cure: You are hereby notified that you have seven (7) days from the date of service of this notice to cure this violation. To cure this violation, the unauthorized person(s) must permanently vacate the premises.

Consequences: If the unauthorized person(s) continue to occupy the premises after the seven-day period expires on [Date seven days from now], your lease will be subject to termination, and legal proceedings for eviction will be initiated against you.

Please contact the undersigned immediately to confirm that the violation has been corrected.

Sincerely,

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]

Certificate of Service:

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

Personal Delivery

Certified Mail

Posting on the premises (front door)