

**NOTICE TO QUIT FOR NON-REMEDIAL BREACH
(Habitual Late Payment of Rent)**

Date: [Date of Notice]

To: [Tenant Name(s)]

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

[Property Address]

[City, State, Zip Code]

NOTICE IS HEREBY GIVEN that your tenancy is terminated effective [Number of Days] days from the date of service of this notice.

This notice is being issued because you have chronically and habitually failed to pay rent on time. Despite previous warnings and/or notices to pay rent or quit, you have consistently failed to comply with the rent payment schedule established in your lease agreement.

Record of Late Payments:

[List specific months and dates when rent was paid late]

Because this constitutes a repeated and habitual violation of your rental agreement, your right to occupy the premises is being terminated. **This is an unconditional notice.** There is no "right to cure" or option to pay the rent to stay. You are required to vacate the premises and deliver possession to the landlord on or before [Date of Move Out].

If you fail to vacate the premises by the date specified above, legal proceedings will be initiated against you to recover possession of the premises, for damages, and for any unpaid rent and court costs as allowed by law.

Landlord/Agent Name: [Landlord or Property Manager Name]

Signature: _____

Address: [Landlord Address]

Phone: [Landlord Phone Number]

Proof of Service

I, [Name of Person Serving Notice], 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 certified mail.