

**NOTICE TO LEAVE THE PREMISES
(Unconditional Notice to Quit)**

Date: [Current Date]

To: [Tenant Name(s)]

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

[Property Address]

[City, State, Zip Code]

Dear [Tenant Name(s)],

PLEASE TAKE NOTICE that your tenancy at the above-described premises is hereby terminated effective [Number of Days] days from the date of service of this notice.

This notice is being issued due to your **repeated violations** of the lease agreement dated [Lease Start Date]. Despite previous written warnings and notices to cure, you have continued to breach the following terms of the lease:

- [Description of Violation 1 and Date(s)]
- [Description of Violation 2 and Date(s)]
- [Description of Violation 3 and Date(s)]

Because these are repeated violations, you are **not** being given the opportunity to cure the breaches. You are required to vacate the premises and deliver possession to the landlord on or before [Date of Move Out] at [Time].

If you fail to vacate the premises by the date and time specified above, legal action will be initiated to evict you and recover possession of the property. This action may result in a judgment against you for court costs, attorney fees, and any unpaid rent or damages.

The landlord reserves all rights and remedies under the law and the lease agreement.

Sincerely,

[Landlord/Property Manager Name]

[Landlord Address]

[Landlord Phone Number]

Proof of Service

I certify that on [Date of Service], I served this notice by:

- ☐ Delivering a copy to the tenant personally.
- ☐ Leaving a copy with a person of suitable age and discretion at the residence.
- ☐ Posting a copy in a conspicuous place on the premises.
- ☐ Sending a copy via certified mail, return receipt requested.

Signature of Server: _____