

NOTICE TO CURE LEASE DEFAULT

Date: [Insert Date]

To: [Tenant Name(s)]

Address: [Property Address, Unit Number, City, State, Zip]

RE: Notice of Lease Violation - Unapproved Occupant

Dear [Tenant Name],

This letter serves as formal notice that you are in violation of your residential lease agreement dated [Date of Lease] for the premises located at the address listed above.

NATURE OF VIOLATION:

It has come to our attention that an unauthorized individual, [Name of Unauthorized Person, if known], is currently residing in the premises without the prior written consent of the Landlord. This is a direct violation of Section [Insert Section Number] of your lease agreement, titled "[Insert Title of Section, e.g., Occupancy/Guests]," which prohibits additional residents or sub-tenants without approval.

REQUIRED ACTION:

To cure this default, you must ensure that the unauthorized occupant vacates the premises no later than [Insert Number of Days, e.g., 3 or 7] days from the receipt of this notice.

FAILURE TO COMPLY:

If the unauthorized occupant does not vacate the premises by [Insert Deadline Date], the Landlord will be forced to take further legal action, which may include the termination of your lease agreement and the initiation of eviction proceedings.

Please contact the undersigned immediately to confirm that the unauthorized occupant has left or to discuss this matter further.

Sincerely,

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]