

## SEVEN-DAY NOTICE TO REMOVE UNAUTHORIZED GUEST OR QUIT

**DATE:** [Date of Notice]

**TO TENANT(S):**

[Tenant Name(s)]

[Rental Address]

[City, State, Zip Code]

**FROM LANDLORD/PROPERTY MANAGER:**

[Landlord/Manager Name]

[Contact Address]

[Phone Number]

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### NOTICE OF LEASE VIOLATION:

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

### DESCRIPTION OF VIOLATION:

You are currently housing an unauthorized guest named [Guest Name, if known, otherwise "Unknown Individual"] at the premises. This individual has been observed staying at the property for [Number] consecutive days/nights. Your lease agreement specifically limits occupancy to those listed on the lease and restricts the duration of guest stays to [Number of days allowed per lease] days.

### REQUIRED ACTION:

Pursuant to the terms of your lease and state law, you are hereby notified to take one of the following actions within **SEVEN (7) DAYS** from the date this notice was served:

1. **Cure the Violation:** Ensure that the unauthorized guest permanently vacates the premises.
2. **Vacate the Premises:** If the unauthorized guest does not leave, you must move out and deliver possession of the rental unit to the landlord.

Failure to comply with this notice within seven (7) days will result in the commencement of legal proceedings to evict you and all other occupants from the property. This may include a lawsuit for possession, damages, and court costs.

Please contact the undersigned immediately to confirm that the unauthorized guest has vacated the property.

Sincerely,

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[Landlord/Manager Signature]

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[Print Name]

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**PROOOOF OF SERVICE**

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

- Delivering it personally to the tenant.
- Leaving a copy with a person of suitable age at the residence.
- Posting a copy on the front door of the premises.
- Sending a copy via Certified Mail, Return Receipt Requested.

Signed: \_\_\_\_\_