

THREE-DAY NOTICE TO CURE BREACH OR QUIT

TO TENANT(S): [Tenant Names]
AND ALL OTHERS IN POSSESSION:
PROPERTY ADDRESS: [Rental Property Address]

PLEASE TAKE NOTICE that you are in violation of your rental agreement for the premises located at the address above. You have breached the terms of your lease regarding unauthorized occupants.

VIOLATION: It has been determined that the following person(s) are residing at the premises without the landlord's written consent: [Name of Unauthorized Occupant(s)]. This is a direct violation of paragraph [Number] of your lease agreement.

WITHIN THREE (3) DAYS after service of this notice upon you, you are required to:

1. Cure this breach by having the unauthorized occupant(s) permanently vacate the premises; OR
2. Vacate and surrender possession of the premises to the landlord.

If you fail to cure this breach or move out within three (3) days, legal proceedings will be instituted against you to recover possession of the premises, to declare the forfeiture of the lease/rental agreement, and to recover damages and court costs.

Date: [Date of Service]

[Landlord/Agent Signature]
[Landlord/Agent Printed Name]
[Phone Number]