

## NOTICE TO QUIT FOR LEASE VIOLATION

Date: [Current Date]

To: [Tenant Name(s)]

Address: [Rental Property Address]

City, State, Zip: [City, State, Zip]

Dear [Tenant Name(s)],

This letter serves as formal notice that you are in material breach of your lease agreement dated [Lease Start Date] for the property located at [Property Address].

### **Nature of Violation:**

Specifically, you have caused or permitted significant damage to the premises, which is a direct violation of Clause [Insert Lease Clause Number] of your rental agreement. The damage includes, but is not limited to:

- [Description of damage 1]
- [Description of damage 2]
- [Description of damage 3]

### **Required Action:**

[Choose one option below and delete the other]

Option 1 (Cure): You are required to repair the aforementioned damage or pay the cost of repairs in the amount of \$[Amount] by [Deadline Date]. Failure to remedy this breach will result in the termination of your tenancy.

Option 2 (Quit): Due to the severity of the damage, your lease is hereby terminated. You are required to vacate the premises and return all keys no later than [Move Out Date].

If you fail to comply with this notice, legal proceedings will be initiated to recover possession of the property, including claims for unpaid rent, damages, and legal fees.

Sincerely,

[Landlord/Manager Name]

[Phone Number]

[Email Address]