

DATE: [Current Date]

TO (Tenant Name): [Tenant Name]

PROPERTY ADDRESS: [Full Property Address]

FINAL NOTICE TO VACATE / EVICTION NOTICE

Dear [Tenant Name],

This letter serves as formal notice that your tenancy is being terminated. You are required to vacate the premises and surrender all keys to the landlord by **[Date of Move-Out]** at **[Time]**.

This legal action is being taken due to your failure to comply with previous notices regarding severe property damage you caused to the premises, specifically:

- [Description of Damage 1]
- [Description of Damage 2]

Despite being provided with a deadline of [Date of Cure Notice Deadline] to repair the aforementioned damages or compensate the landlord for repairs, you have failed to do so. This constitutes a material breach of your Lease Agreement dated [Lease Start Date].

FAILURE TO VACATE:

If you do not vacate the property by the date specified above, legal proceedings will be initiated immediately to regain possession of the property and to recover all court costs, attorney fees, and the cost of repairing the damages.

SECURITY DEPOSIT:

Please be advised that your security deposit will be applied toward the cost of the repairs. You will remain liable for any repair costs that exceed the amount of the security deposit.

Sincerely,

[Landlord/Manager Signature]

[Landlord/Manager Printed Name]

[Phone Number]

[Email Address]