

NOTICE TO VACATE FOR LEASE VIOLATION

Date: [Current Date]

To Tenant(s): [Tenant Names]

Rental Address: [Full Property Address]

Dear [Tenant Names],

You are hereby notified that you are in violation of your residential lease agreement dated [Lease Start Date] due to negligent and willful damage to the property located at the address above.

Description of Damages:

[Detailed description of the specific damage caused by the tenant or their guests].

Under the terms of your lease and local landlord-tenant laws, you are required to maintain the premises in a clean and safe condition. The aforementioned damage exceeds normal wear and tear and constitutes a material breach of your rental agreement.

Demand for Possession:

You are required to vacate the premises and deliver possession of the property to the landlord no later than [Time] on [Date].

If you fail to move out by the date specified above, legal proceedings will be initiated to evict you from the premises and to recover possession, unpaid rent, and the cost of repairs for the damages documented.

Please contact the undersigned immediately to arrange a move-out inspection and the return of all keys.

Sincerely,

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]

Proof of Service:

I, [Server Name], declare that I delivered this notice to the tenant on [Date] by:

Personal delivery

Leaving it with a person of suitable age at the residence

Posting it in a conspicuous place on the property and mailing via certified mail