

NOTICE TO CURE OR QUIT

Date: [Current Date]

To: [Tenant Name(s)]

Address: [Rental Property Address]

Unit Number: [Unit Number, if applicable]

RE: NOTICE OF DEFAULT AND INTENT TO TERMINATE LEASE

Dear [Tenant Name],

This letter serves as formal notice that you are in default of your residential lease agreement dated [Lease Start Date] for the property located at the address listed above.

VIOLATION DETAILS:

You are in violation of Section [Section Number] of your lease agreement regarding [Brief description of violation, e.g., unauthorized pets, excessive noise, unauthorized occupants]. Specifically, the following incident(s) occurred: [Describe specific dates and details of the violation].

REQUIRED ACTION:

You are hereby required to remedy this default within [Number of Days] days of receiving this notice. To cure this violation, you must: [Describe exactly what the tenant needs to do to fix the problem].

INTENT TO EVICT:

If you fail to cure the aforementioned violation by [Deadline Date], your lease agreement will be terminated effective [Termination Date]. If you have not vacated the premises by that time, legal action will be initiated to regain possession of the property and to seek any damages, unpaid rent, and legal fees as permitted by law.

Please contact the undersigned immediately if you have any questions regarding this notice.

Sincerely,

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]

CERTIFICATE OF SERVICE:

I certify that a copy of this notice was delivered to the Tenant on [Date of Delivery] via: [Method of delivery, e.g., Hand delivery, Certified Mail, Posting on door].