

NOTICE OF DEFAULT AND INTENT TO EVICT

Date: [Date]

To: [Tenant Name]

Address: [Property Address]

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

Dear [Tenant Name],

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

This notice is issued due to substantial damage caused to the premises, specifically:

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

This conduct constitutes a material breach of your lease agreement under Section [Section Number] regarding "Maintenance and Damage."

NOTICE TO CURE: You are hereby required to repair the aforementioned damage or pay the estimated repair cost of \$[Amount] by [Deadline Date]. All repairs must be completed to a professional standard and approved by the Landlord.

INTENT TO EVICT: Failure to remedy this default by the date specified above will result in the immediate termination of your tenancy. You will be required to vacate the premises no later than [Move-out Date]. If you fail to vacate, legal action will be initiated to recover possession of the property, including claims for damages, court costs, and attorney fees.

Please contact me immediately at [Your Phone Number] to discuss this matter.

Sincerely,

[Landlord/Manager Name]

[Address]

[Phone Number]