

NOTICE OF DEFAULT AND INTENT TO EVICT

Date: [Date]

To: [Primary Tenant Name(s)]

And All Other Occupants in Possession

Address: [Property Address]

RE: NOTICE OF LEASE VIOLATION - UNAUTHORIZED OCCUPANT(S)

Dear [Primary Tenant Name],

You are hereby notified that you are in default of your residential lease agreement dated [Lease Start Date] for the premises located at [Property Address].

This default is due to the presence of unauthorized occupant(s) residing at the premises, specifically: [Name of Unauthorized Person(s), if known].

Your lease agreement permits only the persons listed on the agreement to occupy the premises. By allowing [Name of Unauthorized Person(s)] to reside at the property without written consent from the landlord, you have violated the following section(s) of your lease: [Insert Section/Paragraph Number].

DEMAND TO CURE:

You are required to remedy this violation by ensuring all unauthorized occupants permanently vacate the premises within [Number of Days, e.g., 3 or 7] days from the date of this notice.

INTENT TO EVICT:

Failure to comply with this notice and cure the default by [Deadline Date] will result in the immediate termination of your lease agreement. If the unauthorized occupants do not vacate, legal proceedings will be initiated to regain possession of the property, hold you liable for all legal fees, and seek any damages permitted by law.

Please govern yourself accordingly.

Sincerely,

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]