

DATE: [Date]

TO (Tenant Name): [Tenant Name]

ADDRESS: [Rental Property Address]

CITY/STATE/ZIP: [City, State, Zip Code]

RE: FINAL NOTICE TO VACATE - BREACH OF LEASE

Dear [Tenant Name],

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

Specifically, you have failed to cure the following violations previously cited in the notice sent to you on [Date of Previous Notice]:

- [Description of Breach 1, e.g., Unpaid Rent of \$Amount]
- [Description of Breach 2, e.g., Unauthorized Pets/Occupants]
- [Description of Breach 3, e.g., Property Damage/Noise Violations]

Because you have failed to remedy these breaches within the legally required timeframe, your lease is hereby terminated. You are required to vacate the premises and return all keys to the landlord no later than **[Move-out Deadline Date]** at **[Time]**.

Failure to vacate by the date specified above will result in the immediate commencement of legal eviction proceedings in [Name of Local Court]. Should legal action be necessary, the landlord will seek a court order for possession of the property, as well as recovery of unpaid rent, late fees, attorney fees, and court costs as permitted by law.

Please ensure that all personal belongings are removed and the property is left in a clean condition to avoid further charges against your security deposit.

Sincerely,

[Landlord/Manager Signature]

[Landlord/Manager Printed Name]

[Phone Number]

[Email Address]