

FINAL NOTICE TO CURE OR QUIT

Date: [Date]

To: [Tenant Name]

Address: [Property Address]

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

RE: FINAL WARNING REGARDING LEASE VIOLATION

Dear [Tenant Name],

This letter serves as a formal final warning that you are in material breach of your residential lease agreement dated [Lease Start Date] for the premises located at the address listed above.

The Violation:

You are currently in violation of the following provision(s) of your lease:

[Description of violation - e.g., Unpaid rent in the amount of \$XXX.XX / Unauthorized pet / Excessive noise / Property damage].

Action Required:

To avoid legal action and the termination of your tenancy, you must remedy (cure) the aforementioned violation by no later than [Time] on [Date].

Specifically, you must:

[Detailed instructions on how to fix the issue - e.g., Pay the full balance of \$XXX.XX / Remove the unauthorized occupant / Repair the damaged door].

Failure to Comply:

If you fail to cure this violation by the deadline stated above, your lease will be terminated, and I will initiate formal eviction proceedings in court to regain possession of the property. This may result in a court judgment against you, additional legal fees, and a negative impact on your credit and rental history.

Please govern yourself accordingly.

Sincerely,

[Landlord/Manager Name]

[Phone Number]

[Email Address]