

FINAL NOTICE PRIOR TO EVICTION FILING

Date: [Current Date]

To: [Tenant Name]

Address: [Rental Property Address]

Unit Number: [Unit Number, if applicable]

Dear [Tenant Name],

This letter serves as formal and final notice that your tenancy for the property located at [Rental Property Address] is being terminated due to your failure to comply with the terms of your lease agreement.

Specifically, you have failed to: [State Reason, e.g., pay past due rent in the amount of \$0.00 / cure the lease violation regarding XYZ].

Despite previous notices, the aforementioned issue remains unresolved. You are hereby notified that if you do not [vacate the premises / pay the total balance due / remedy the violation] by [Final Deadline Date/Time], legal proceedings will be initiated immediately.

On [Date], a formal Summons and Complaint for Eviction (Unlawful Detainer) will be filed with the [Name of Local Court] without further notice to you. Please be advised that an eviction filing may result in:

- A court-ordered judgment for all unpaid rent, late fees, and legal costs.
- Forcible removal from the property by local law enforcement.
- A permanent mark on your public record and credit report, which may impact your ability to rent in the future.

To prevent this legal action, you must take the required action by the deadline stated above. Please contact the undersigned immediately if you intend to surrender the keys and vacate the property voluntarily.

Sincerely,

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]