

Date: [Current Date]

To: [Tenant Name(s)]

Property Address: [Full Rental Address]

RE: FINAL WARNING BEFORE EVICTION FILING

Dear [Tenant Name],

This letter serves as a formal final warning regarding your residency at the above-mentioned property. Our records indicate that you are in violation of your lease agreement for the following reason(s):

- Unpaid Rent: \$[Total Amount Due]
- Late Fees: \$[Amount]
- Other Violations: [Describe other lease violations if applicable]

Despite previous notices, these issues remain unresolved. Please be advised that if the total balance of \$[Total Amount Due] is not paid in full, or if the violations are not corrected by [Deadline Date/Time], I will proceed with filing a formal eviction lawsuit (Unlawful Detainer) with the court without further notice.

Filing an eviction may result in:

- Legal action and a court judgment against you.
- A permanent mark on your rental and credit history.
- Liability for court costs, processing fees, and attorney fees.
- Removal from the premises by local law enforcement.

To avoid legal action, you must contact [Landlord/Manager Name] immediately at [Phone Number] to settle your debt or vacate the premises by the deadline stated above.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Address/Contact Information]