

Date: [Current Date]

To: [Tenant Name]

Property Address: [Full Address of Rental Unit]

FINAL WARNING NOTICE PRIOR TO EVICTION PROCEEDINGS

Dear [Tenant Name],

This letter serves as a formal final warning regarding your tenancy at the address listed above. You are currently in violation of your lease agreement due to the following reason(s):

- [Specify Violation: e.g., Non-payment of rent in the amount of \$XXX.XX]
- [Specify Violation: e.g., Unauthorized pets/occupants]
- [Specify Violation: e.g., Repeated noise complaints/Lease disturbances]

Despite previous notifications, the aforementioned issue(s) have not been resolved. This is your **FINAL OPPORTUNITY** to remedy the situation before formal legal action is taken.

To avoid the commencement of eviction proceedings in court, you must take the following action(s) by [Deadline Date/Time]:

[Describe required action: e.g., Pay the full outstanding balance of \$XXX.XX / Remove the unauthorized pet from the premises].

Failure to comply with this notice by the deadline stated above will result in the immediate filing of an eviction lawsuit (Unlawful Detainer). This may lead to your forced removal from the property, a judgment against your credit rating, and the obligation to pay all associated legal fees and court costs.

Please govern yourself accordingly.

Sincerely,

[Landlord/Property Manager Signature]

[Printed Name]

[Phone Number]

[Email Address]