

DATE: [Current Date]

TO: [Tenant Name]

ADDRESS: [Rental Property Address]

[City, State, Zip Code]

RE: FINAL NOTICE BEFORE FILING EVICTION LAWSUIT

Dear [Tenant Name],

This letter serves as a formal final warning regarding your tenancy at [Rental Property Address].

As of this date, you remain in violation of your lease agreement due to the following reason(s):

- [Specify reason, e.g., Unpaid rent in the amount of \$_____]
- [Specify reason, e.g., Failure to vacate after expiration of notice to quit]
- [Specify reason, e.g., Specific lease violation]

Despite previous notices, the aforementioned issue has not been resolved. This is your final opportunity to rectify the situation and avoid legal action.

REQUIRED ACTION: To stop the filing of an eviction lawsuit, you must do the following by [Time] on [Date]:

- [Action required, e.g., Pay the full balance of \$_____ via certified funds]
- [Action required, e.g., Vacate the premises and return all keys]

Failure to comply with this demand by the deadline stated above will result in the immediate filing of a Summons and Complaint for Eviction (Unlawful Detainer) in [Name of County] Court without further notice.

Please be advised that an eviction filing may result in:

1. A court judgment against you for possession of the property.
2. A monetary judgment for unpaid rent, late fees, and holdover damages.
3. Legal fees and court costs added to your balance.
4. A negative impact on your credit report and future rental history.

Govern yourself accordingly.

Sincerely,

[Landlord/Manager Signature]

[Printed Name]

[Phone Number]

[Email Address]