

**Date:** [Current Date]

**To:** [Tenant Name]

**Address:** [Property Address]

[City, State, Zip Code]

**RE: NOTICE OF INTENT TO FILE EVICTION LAWSUIT**

Dear [Tenant Name],

This letter serves as formal notice that you are currently in violation of your lease agreement for the property located at [Property Address].

The reason for this notice is: [State Reason, e.g., Unpaid rent in the amount of \$0.00 / Violation of lease terms].

Despite previous requests, the aforementioned issue has not been resolved. This is your final notice that unless the following action is taken by [Deadline Date/Time], I will proceed to file an eviction lawsuit (Unlawful Detainer) against you in the [Name of County] County Court:

- [Action Required, e.g., Pay the full balance of \$0.00]
- [Alternative Action, e.g., Vacate the premises and return all keys]

Please be advised that if a lawsuit is filed, it may result in a court judgment against you. This judgment could include the cost of overdue rent, late fees, court costs, and legal fees. Furthermore, an eviction filing can negatively impact your credit score and your ability to rent housing in the future.

To avoid legal action, please ensure the requirements listed above are met by the specified deadline.

Sincerely,

[Landlord/Manager Name]

[Phone Number]

[Email Address]