

DATE: [Insert Date]

TO: [Tenant Name]

ADDRESS: [Rental Property Address]

SUBJECT: FINAL WARNING BEFORE COURT HEARING FOR EVICTION

Dear [Tenant Name],

This letter serves as a final formal warning regarding your continued occupancy of the property located at [Rental Property Address].

Despite previous notices sent on [Dates of Previous Notices], you have failed to [State Reason: e.g., pay the outstanding balance of \$XXX.XX / remedy the lease violation of XXX].

Please be advised that legal proceedings have been initiated. A court hearing for your eviction has been requested/scheduled for:

- **Court Name:** [Insert Court Name]
- **Court Address:** [Insert Court Address]
- **Hearing Date:** [Insert Date]
- **Hearing Time:** [Insert Time]

If you do not vacate the premises and return the keys by [Insert Move-out Deadline Date/Time], we will proceed with the court hearing to obtain a Judgment for Possession and a Writ of Restitution. This action may result in:

- Forcible removal from the property by a Sheriff or Constable.
- A money judgment against you for unpaid rent, late fees, and legal costs.
- Negative impact on your credit report and future rental applications.

To avoid further legal action, you must contact us immediately at [Insert Phone Number] to settle the outstanding debt or confirm you have vacated the property.

Sincerely,

[Landlord/Property Manager Name]

[Phone Number]

[Email Address]