

## **NOTICE OF JUDGMENT FOR POSSESSION (UNLAWFUL DETAINER)**

Date: [Current Date]

To: [Tenant Name]

And all other occupants in possession of the premises located at:

[Full Rental Address]

[City, State, Zip Code]

**RE: Case Number: [Court Case Number]**

PLEASE TAKE NOTICE that on [Date Judgment was Entered], a Judgment was entered by the [Name of Court, e.g., County Superior Court] in favor of [Landlord/Plaintiff Name] and against [Tenant/Defendant Name] for the restitution of the premises described above.

The Court has ruled that the Plaintiff is entitled to:

- Immediate possession of the premises.
- Unpaid rent in the amount of \$[Amount].
- Attorney fees and court costs in the amount of \$[Amount].
- Holdover damages (if applicable).

### **NOTICE TO VACATE:**

Pursuant to this Judgment, you are hereby ordered to vacate the premises and remove all personal property no later than [Time] on [Date to Vacate].

If you fail to vacate the premises by the date and time specified above, a Writ of Possession will be issued to the Sheriff/Marshal, who will forcibly remove you and your belongings from the property.

Any personal property left on the premises after your departure or removal may be disposed of according to state law.

Sincerely,

[Landlord or Attorney Name]

[Address]

[Phone Number]