

NOTICE TO VACATE FOR CRIMINAL ACTIVITY

Date: [Date of Notice]

To Tenant(s): [Tenant Names]

Rental Address: [Full Address of Property]

TO THE TENANT(S) AND ALL OTHERS IN POSSESSION:

PLEASE TAKE NOTICE that your tenancy is terminated effective immediately. You are required to vacate the premises and deliver possession of the property to the landlord within [Number of Days, e.g., 3] days from the date of service of this notice.

This notice is being issued due to illegal and criminal activity occurring on the premises, specifically:

[Insert description of criminal activity and dates of occurrence]

This behavior constitutes a non-curable breach of your lease agreement and a violation of state and local laws regarding criminal property use. Because of the nature of this violation, you are not being given the opportunity to cure the breach or stay in the unit.

Failure to vacate the premises by [Final Date to Move Out] will result in the commencement of legal eviction proceedings against you. You may also be held liable for court costs, legal fees, and damages as permitted by law.

Personal property remaining on the premises after your departure may be disposed of in accordance with local statutes.

Landlord/Agent Signature: _____

Landlord Name: [Name of Landlord/Company]

Address: [Landlord Address]

Phone: [Landlord Phone Number]

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served this notice on [Date] by:

- Delivering a copy to the tenant personally.
- Leaving a copy with a person of suitable age and discretion at the residence.
- Posting a copy in a conspicuous place on the property and mailing a copy via certified mail.

Server Signature: _____