

NOTICE TO VACATE FOR NON-CURABLE BREACH OF LEASE

Date: [Date]

To Tenant(s): [Names of All Adult Occupants]

Address: [Full Property Address, Including Unit Number]

RE: UNCONDITIONAL NOTICE TO QUIT DUE TO UNLAWFUL DISCHARGE OF FIREARMS

Dear [Tenant Names],

You are hereby notified that your tenancy is terminated effective immediately. You must vacate the premises and surrender possession of the property within [Number of Days, e.g., 3] days of receiving this notice.

This notice is being served due to a material and non-curable breach of your lease agreement and/or state law, specifically: **The unlawful discharge of a firearm on or near the premises.**

Details of Incident:

Date of Incident: [Date]

Description: [Provide brief details of the incident and police report number, if applicable]

Because this behavior constitutes a serious threat to the safety and health of other residents and the public, as well as an illegal act performed on the premises, you are NOT being given an opportunity to cure this violation. Your right to occupy the premises is permanently revoked.

If you fail to vacate the premises by [Time] on [Date], legal action will be initiated to evict you and recover possession of the property. Such action may result in a court judgment against you for court costs, attorney fees, and any damages owed.

All keys and property belonging to the landlord must be returned to [Location] upon your departure.

Sincerely,

[Landlord or Property Manager Name]

[Phone Number]

[Address]

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.

Signed by: _____ Date: _____