

**NOTICE TO QUIT FOR NON-CURABLE BREACH
(Extensive Property Damage)**

Date: [Date of Notice]

To Tenant(s): [Names of all Adult Tenants]

Address of Premises: [Full Address of Rental Property]

NOTICE TO VACATE:

You are hereby notified that your tenancy is terminated effective immediately. You must 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.

REASON FOR TERMINATION:

This notice is issued due to extensive, intentional, or grossly negligent physical damage caused to the property. This constitutes a serious and non-curable breach of your lease agreement and/or state law. Specifically:

[Describe the damage in detail here, e.g., holes in walls, destroyed flooring, plumbing tampering, etc.]

UNCONDITIONAL QUIT:

Because this damage is categorized as "waste" or a serious violation of the rental agreement, you are not being given the opportunity to repair the damage or pay for the loss to remain in the unit. You must move out by the deadline stated above.

FAILURE TO COMPLY:

If you fail to vacate the premises by [Date and Time], legal proceedings will be initiated against you to recover possession of the premises, to seek damages for the destruction of property, and to recover court costs and attorney fees.

The Landlord reserves all rights to pursue criminal charges for malicious destruction of property and civil litigation for the full cost of repairs exceeding the security deposit.

Landlord/Agent Signature: _____

Landlord Name: [Printed Name]

Address: [Landlord's Mailing Address]

Phone: [Landlord's Phone Number]

PROOOOF OF SERVICE:

I, _____, certify that on [Date], I served this notice by:

☐ Delivering a copy to the tenant personally.

☐ Leaving a copy with a person of suitable age at the residence.

☐ Posting a copy in a conspicuous place on the property and mailing via certified mail.