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NOTICE TO VACATE FOR INTENTIONAL DAMAGE TO UNIT

Date: [Date]

To: [Tenant Name(s)]

And all other occupants in possession of:

[Rental Property Address]

[City, State, Zip Code]

NOTICE IS HEREBY GIVEN that your tenancy is terminated effective immediately.

You are required to vacate the premises and deliver possession of the unit to the landlord/owner within [Number of Days, e.g., 3] days from the date of service of this notice.

This notice is being issued due to a material and irreparable breach of your lease agreement and/or state law, specifically: **Intentional and willful destruction of property.**

Description of Damage:

[Detailed description of the specific damage caused to the unit]

Because this damage was caused by your intentional or gross negligent actions, this is an **Unconditional Notice to Vacate**. You are not being given the opportunity to repair the damage or cure this breach. You must move out by [Date] at [Time].

Failure to vacate by the date and time specified above will result in the commencement of legal proceedings (eviction) to recover possession of the premises, court costs, and attorney fees. The landlord also reserves the right to pursue a separate civil action for the costs of repairs and loss of rent.

Sincerely,

[Landlord/Property Manager Name]

[Landlord/Property Manager Signature]

[Phone Number]

[Address]

Proof of Service

I, [Server Name], declare 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.