

FINAL NOTICE TO VACATE PRIOR TO EVICTION PROCEEDINGS

Date: [Date]

To: [Tenant Name]

Address: [Property Address]

City, State, Zip: [City, State, Zip]

URGENT NOTICE REGARDING SEVERE PROPERTY DAMAGE

Dear [Tenant Name],

This letter serves as formal final notice that you are required to vacate the premises located at [Property Address] no later than [Time] on [Date].

This notice is being issued due to severe and intentional damage caused to the property, which constitutes a material breach of your lease agreement and a violation of local landlord-tenant laws. Specifically, the following damage has been documented:

- [Description of damage 1]
- [Description of damage 2]
- [Description of damage 3]

Because the damage is severe and exceeds normal wear and tear, your right to occupy the property is being terminated effective immediately. This is your final opportunity to surrender the keys and remove all personal belongings before legal action is taken.

Failure to vacate by the deadline stated above will result in the immediate commencement of formal eviction proceedings in a court of law. In such an event, the landlord will seek a court order for your removal and will pursue a judgment against you for:

- Unpaid rent and holdover fees;
- The full cost of repairs for the documented property damage;
- All associated legal fees, court costs, and service fees.

Please contact [Landlord/Property Manager Name] at [Phone Number] immediately to confirm your move-out arrangements and return the keys.

Sincerely,

[Landlord Name/Signature]

[Address]

[Phone Number]

Proof of Service:

I, [Name], declare that I served this notice on [Date] by:

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