

DATE: [Current Date]

TO TENANT(S): [Names of all Adult Tenants]

ADDRESS: [Full Property Address, Including Unit Number]

RE: NOTICE OF LEASE VIOLATION AND NOTICE TO QUIT/VACATE

Dear [Tenant Names],

This letter serves as formal notice that you are in material breach of your residential lease agreement dated [Lease Start Date] for the property located at the address listed above.

VIOLATION:

Specifically, you are in violation of Section [Number] of your lease agreement regarding **Maximum Occupancy**. Your lease stipulates that a maximum of [Number] persons are permitted to reside in the premises. It has been determined that [Number] unauthorized individuals are currently residing in the unit.

NOTICE TO VACATE:

Due to this substantial breach of the lease terms, your tenancy is hereby terminated. You are required to vacate the premises and return all keys to the landlord no later than [Time] on [Date].

REQUIRED ACTIONS:

- Remove all personal belongings from the property.
- Ensure the unit is left in a clean and undamaged condition.
- Return all keys, fobs, and garage openers to the landlord.

Failure to vacate the premises by the date specified above will result in the immediate commencement of legal eviction proceedings. Please be advised that an eviction filing may negatively impact your credit score and your ability to rent in the future.

If you have any questions regarding this notice, you may contact [Landlord/Property Manager Name] at [Phone Number] or [Email].

Sincerely,

[Landlord/Manager Signature]

[Printed Name]

[Company Name, if applicable]

Proof of Service:

I certify that a copy of this notice was delivered to the tenant via: Hand Delivery Certified Mail Posted on Front Door on [Date].