

NOTICE TO QUIT AND VACATE FOR LEASE VIOLATION

Date: [Current Date]

To: [Tenant Name(s)]

And all other occupants in possession

Address: [Rental Property Address]

NOTICE IS HEREBY GIVEN that you are in violation of your lease agreement dated [Lease Start Date] for the property located at the address listed above.

VIOLATION: You have exceeded the maximum number of allowed occupants permitted under the terms of your lease and/or local housing ordinances. The lease limits the occupancy to [Number] persons, but it has been determined that [Number] persons are currently residing on the premises.

Because you have breached the terms of your rental agreement, your tenancy is hereby terminated. You are required to vacate the premises and deliver possession of the property to the Landlord within [Number] days from the date of service of this notice.

Your move-out date is: **[Final Vacate Date]**

If you fail to vacate the premises by the date specified above, legal action will be initiated to regain possession of the property, which may include a claim for court costs, attorney fees, and damages.

Please contact the undersigned immediately to arrange for a move-out inspection and the return of all keys.

Sincerely,

[Landlord or Property Manager Name]

[Phone Number]

[Email Address]

PROOF OF SERVICE

I, [Name of Person Serving Notice], declare that I served this notice on [Date of Service] 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.