

**URGENT NOTICE: STRICT DEADLINE TO VACATE OR COMPLY**

Date: [Insert Date]

To: [Tenant Name(s)]

Address: [Property Address, Unit Number, City, State, Zip Code]

Dear [Tenant Name],

This letter serves as formal and final notice regarding your continued occupancy of the premises located at [Property Address].

You are currently in violation of your lease agreement dated [Lease Start Date] due to the following reason(s):

[List violations, e.g., Unpaid rent in the amount of \$X.XX, Unauthorized pets, Criminal activity, etc.]

**DEMAND FOR COMPLIANCE OR POSSESSION:**

You are hereby instructed to perform one of the following actions no later than [Time] on [Date]:

1. **Cure the Violation:** Fully remedy the breach mentioned above by [Describe specific action needed, e.g., paying the full balance due via certified funds].
2. **Vacate the Premises:** Completely remove all personal property, return all keys, and surrender possession of the unit to the landlord.

**FAILURE TO COMPLY:**

If you fail to either remedy the violation or vacate the premises by the strict deadline of [Date], immediate legal action will be initiated. This will include the filing of an eviction lawsuit (Unlawful Detainer) to regain possession of the property, as well as a claim for past-due rent, late fees, legal costs, and attorney fees as permitted by law.

Please govern yourself accordingly.

Sincerely,

[Your Name/Landlord Name]

[Your Phone Number]

[Your Email Address]

**Certificate of Service:**

I certify that a copy of this notice was delivered to the tenant on [Date] via:

Personal Delivery

Certified Mail

Posted on Premise Door