

Date: [Date]

To: [Tenant Name]

Address: [Rental Property Address]

[City, State, Zip Code]

RE: NOTICE OF INTENT TO FILE UNLAWFUL DETAINER

Dear [Tenant Name],

This letter serves as formal notice regarding your continued possession of the premises located at [Address].

You were previously served with a [Type of Notice, e.g., 3-Day Notice to Pay or Quit] on [Date Notice Was Served]. As of today, you have failed to comply with the demands set forth in that notice. Specifically, the following remains outstanding:

- Past Due Rent: \$[Amount]
- Late Fees: \$[Amount]
- Other Charges: \$[Amount]
- **Total Due: \$[Total Amount]**

Failure to vacate the premises or pay the full amount owed by [Deadline Date/Time] will result in the immediate filing of an Unlawful Detainer (eviction) lawsuit against you in [Name of County] Court.

Please be advised that an Unlawful Detainer judgment may include:

- Legal possession of the property returned to the landlord.
- A money judgment for unpaid rent, late fees, and damages.
- Court costs and statutory legal fees.
- A negative impact on your credit report and rental history.

Governing laws require this notice before further legal action is taken. Please govern yourself accordingly.

Sincerely,

[Landlord/Manager Name]

[Phone Number]

[Email Address]