

# NOTICE TO QUIT

To: \_\_\_\_\_

*All residents (tenants and subtenants) in possession and all other in possession*

The premises herein referred to is located in the City of \_\_\_\_\_,  
County of \_\_\_\_\_ State of \_\_\_\_\_, Zip Code \_\_\_\_\_  
designated by the number and street as \_\_\_\_\_  
Apt. \_\_\_\_\_.

In accordance with your lease agreement signed on the \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_ and the laws in the State of \_\_\_\_\_

**WITHIN** \_\_\_\_\_ (\_\_\_\_) **DAYS** after service on you of this notice, you are hereby  
required:

*(Check Appropriate Box)*

## LEASE VIOLATION

☐ - Pay to the undersigned or \_\_\_\_\_ an authorized agent, the  
rent of the premises hereinafter described, of which you now hold possession amounting  
to the sum of: \_\_\_\_\_ Dollars (\$\_\_\_\_\_)   
enumerated as follows:

\$\_\_\_\_\_ **Due from** \_\_\_\_\_, **20**\_\_\_\_ **To** \_\_\_\_\_, **20**\_\_\_\_  
or quit and deliver up the possession of the premises.

☐ - Remedy the violation described as

\_\_\_\_\_ and it is in non-compliance with your  
lease agreement. You shall notify the landlord within the notice period that the violation  
has been cured or quit and deliver the possession of the premises.

☐ - Quit and deliver possession of the premises due to an illegal act committed on the  
premises. The illegal activity is described as \_\_\_\_\_  
and therefore your tenancy has been terminated.

## MONTH TO MONTH TENANCY

☐ - I am your Landlord and this is the Tenant's official notice that their lease dated on the  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ will be terminated on the \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_. Termination for the Landlord must be at least  
\_\_\_\_\_ (\_\_\_\_) days from the next payment date.

☐ - I am your Tenant and this is the Landlord's official notice that their lease dated on the  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ will be terminated on the \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_. Termination for the Tenant must be at least  
\_\_\_\_\_ (\_\_\_\_) days from the next payment date.

**YOU ARE FURTHER NOTIFIED THAT**, the owner/landlord does hereby elect to declare that forfeiture of your lease or rental agreement under which you hold possession of the above described premises and if you fail to perform or otherwise comply, will institute legal proceedings to recover rent and possession of said premises which would result in a judgment against you including costs and necessary disbursements together with possible statutory damages as allowed by law for such unlawful detention.

Landlord/Agent Signature \_\_\_\_\_

## CERTIFICATE OF SERVICE

I certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ I served this notice to  
\_\_\_\_\_ by

- ☐ - delivering it personally to the person in possession.
- ☐ - delivering it on the premises to a member of his/her family or household or an employee of suitable age and discretion with a request that it be delivered to the person in possession.
- ☐ - first-class mail addressed to the person in possession.

Signature \_\_\_\_\_