

NOTICE OF EVICTION

TO:

_____ [Tenant Name]

_____ [Rental Address]

YOU ARE HEREBY NOTIFIED THAT, in accordance with the Lease Agreement (hereinafter referred to as "Lease"), dated on _____ [Day], _____ [Month], _____ [Year] for the rent and use of the premises owned by _____ [Property Owner] in the State of _____ [State]:

YOUR RENT FOR THE PERIOD FROM _____ [Rent Start Date] to _____ [Current Date] **IS PAST DUE.**

Accordingly, you are in arrears of \$_____ [Amount Owed] of which payment was required on _____ [Date] but have neglected to pay your rent for the above period and must vacate the premises within _____ [days] of the receipt of this notice. In accordance with the rights of _____ [State], you are notified of your right to avoid this eviction by payment of the stipulated amount on or before the expiration of this notice plus a \$_____ [amount] late fee. Failure to make this payment in full by _____ [Date] shall lead to the **TERMINATION OF YOUR LEASE**, upon which you must vacate the premises. Should you refuse to vacate the premises or make this payment, then legal action may be initiated against you.

If you are in doubt of this notice regarding your legal rights and obligations as a tenant, it is recommended that you seek legal assistance. In this case, if you believe that you have a legal reason for not paying this rent, you may present that defense at the eviction hearing.

IN AGREEMENT WITH THE LEASE AND _____ [State Statute Name and Section], NO PART OF THIS NOTICE IS INTENDED OR SHALL BE CONSTRUED AS A WAIVER BY THE LANDLORD OF ANY REMEDIES OR RIGHTS THAT THE LANDLORD MAY HAVE UNDER THE LEASE, STATE, OR FEDERAL LAW.

_____ [Signature]

_____ [Date]

Landlord Contact Information:

_____ [Name]

_____ [Phone Number]

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury under the laws of _____ [State], that on _____ [Date], I served a true copy of the attached Notice of Eviction in the following method:

_____ [Method of Delivery] at the following address,
_____ [Address].

_____ [Signature]

_____ [Name]

_____ [Date]