

UNCONDITIONAL NOTICE TO QUIT

Date of Notice: _____

To (Tenant[s]): _____, and all other occupants

Rental Property: _____

City, State, ZIP: _____, _____, _____

From (Landlord / Property Manager): _____

Mailing address: _____

Phone: _____ · Email: _____

Lease / Rental Agreement Dated (if any): _____

Dear _____:

PLEASE TAKE NOTICE that your tenancy of the Rental Property is terminated for the reasons stated below. You must vacate the Rental Property and return possession to the Landlord within _____ days after service of this notice, on or before _____.

This notice is given under (statute and lease section, if cited): _____

This is an unconditional notice. You do not have the option to remain in the Rental Property by paying rent owed or by correcting the violation. Payment or correction after service of this notice will not cancel this termination unless the Landlord agrees in writing.

Grounds for Termination

This tenancy is terminated on the following grounds (check all that apply):

- ☐ Repeated late payment or nonpayment of rent: rent was late or unpaid _____ times in the past _____ months, despite prior written notice.
- ☐ Repeated violation of the same lease term (_____) within _____ months after a prior notice to cure served on _____.
- ☐ Serious damage to the Rental Property (waste) beyond ordinary wear and tear.
- ☐ Conduct that seriously endangers the health or safety of other tenants, neighbors or staff (nuisance).
- ☐ Illegal activity on the Rental Property.
- ☐ Other ground allowed by state law: _____

Details

Date	Description of violation, including any earlier notices served

If you do not vacate by the date stated above, the Landlord may file an eviction lawsuit to recover possession of the Rental Property, together with any rent, damages, attorney's fees and court costs allowed by your

rental agreement and the law. Only a court can order you removed. The Landlord will not change the locks, remove your belongings, or shut off utilities to force you to leave.

Rent and other charges remain due through the date you vacate. Your security deposit will be handled as required by _____ law. Any money accepted after this notice is applied to amounts owed and is accepted without waiving this termination, except where the law provides otherwise.

Sincerely,

Landlord / Authorized Agent Signature

Printed name and title: _____

Date: _____

CERTIFICATE / PROOF OF SERVICE

I declare that I served this Unconditional Notice to Quit on the tenant(s) named above as follows (check one):

- ☐ **Personal delivery:** handed to the tenant in person.
- ☐ **Substituted service:** left with a person of suitable age and discretion at the property, and a copy mailed to the tenant at the property.
- ☐ **Posting and mailing:** posted in a conspicuous place at the property, and a copy mailed to the tenant at the property.
- ☐ **Certified mail,** return receipt requested. Tracking no.: _____
- ☐ **Other method** allowed by state law or the rental agreement: _____

Detail	Entry
Served on (tenant name)	
Date served	
Time served	
Address where served	
Served by (printed name)	

I declare under penalty of perjury under the laws of the State of _____ that the foregoing is true and correct.

Signature of Person Serving Notice

Date: _____