

NOTICE TO CURE OR QUIT

Notice of Lease Violation

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 you are in violation of your rental agreement for the Rental Property, as described below. Within _____ days after service of this notice, on or before _____, you must do ONE of the following:

- **CURE** the violation(s) by taking the corrective action listed below, or
- **VACATE** the Rental Property and return possession to the Landlord.

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

Violation(s)

You are in violation of your rental agreement in the following way(s) (check all that apply and describe in the table):

- ☐ Unauthorized occupant(s) living in the unit.
- ☐ Unauthorized pet(s).
- ☐ Excessive noise or disturbance of other tenants or neighbors.
- ☐ Smoking in a non-smoking unit or area.
- ☐ Property damage, unsanitary conditions, or failure to maintain the unit.
- ☐ Unauthorized alterations, subletting or business use.
- ☐ Parking, trash or common-area violations.
- ☐ Other: _____

Lease section	Violation	Date(s) observed	Action required to cure

If you cure the violation(s) by the deadline, your tenancy will continue under its current terms. The Landlord may inspect the Rental Property after the deadline, with the advance notice the law requires, to confirm the cure.

If you neither cure the violation(s) nor vacate by the deadline, the Landlord elects to declare your rental agreement forfeited and 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.

Please note: if the same or a similar violation happens again within ____ months, state law may allow the Landlord to terminate your tenancy without giving you another opportunity to cure.

Sincerely,

Landlord / Authorized Agent Signature

Printed name and title: _____

Date: _____

CERTIFICATE / PROOF OF SERVICE

I declare that I served this Notice to Cure or 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: _____