

60-DAY NOTICE TO QUIT

_____, 20__

To: _____

Rental Address:

YOU ARE HEREBY NOTIFIED THAT, under the terms of: (Check one)

- Your tenancy (if no original agreement)
- The Lease Agreement dated _____, 20__
- The Rental Agreement dated _____, 20__
- The Residential Lease Agreement dated _____, 20__
- Other: _____

(the "Lease") for the rent and use of the premises listed above now occupied by you: (Check one)

- Failure to pay rent.** Your rent for the period from _____, 20__ to _____, 20__ is PAST DUE. Accordingly, you owe the following amounts:

Rent past due:	\$ _____
Late fee:	\$ _____
Total Amount Past Due	\$ _____

I demand payment in full of the total amount past due within sixty (60) days from the date of delivery of this notice. UNLESS PAYMENT IS MADE BY SUCH DATE, THE LEASE WILL BE TERMINATED AND YOU MUST VACATE THE PREMISES. You are further notified that unless you pay the total amount past due or vacate the premises by such date, legal action may be initiated against you.

- Lease violation.** YOU ARE CURRENTLY IN VIOLATION OF (of Section _____) OF THE LEASE AS FOLLOWS:

The violation is: (Check one)



Curable. Demand is made that you remedy the violation within sixty (60) days from the date of delivery of this notice or the tenancy will be terminated and you must vacate the premises. You are further notified that unless you correct the violation or vacate the premises, legal action may be initiated against you.

Incurable. The tenancy is hereby terminated and you must vacate the premises and deliver possession of the same to me within sixty (60) days from the date of this notice. You are further notified that unless you vacate the premises, legal action may be initiated against you.

Tenant misconduct. YOU ARE HEREBY NOTIFIED OF MISCONDUCT AS FOLLOWS:

Illegal or Criminal Activity:

_____.

Act of Domestic Violence:

_____.

Significant Damage to Property:

_____.

Other:

_____.

The misconduct is: (Check one)

Curable. You are required to cease all forms of the specified misconduct within sixty (60) days from the date of delivery of this notice, or the tenancy will be terminated and you must vacate the premises. You are further notified that unless you cease the misconduct or vacate the premises, legal action may be initiated against you.

Incurable. The tenancy is hereby terminated due to the specified misconduct, and you must vacate the premises and deliver possession of the same to me within sixty (60) days from the date of this notice. You are further notified that unless you vacate the premises, legal action may be initiated against you.

Lease termination. YOUR TENANCY WILL BE TERMINATED IN SIXTY (60) DAYS FROM THE DATE OF DELIVERY OF THIS NOTICE. You therefore must deliver possession of the premises to me on such date. You are further notified that unless you vacate the premises by such date, legal action may be initiated against you.



THIS NOTICE IS PROVIDED TO YOU IN ACCORDANCE WITH THE LEASE. NOTHING IN THIS NOTICE IS INTENDED OR SHALL BE CONSTRUED AS A WAIVER BY THE LANDLORD OF ANY RIGHTS OR REMEDIES THE LANDLORD MAY HAVE UNDER THE LEASE OR UNDER STATE OR FEDERAL LAW.

Signature

Date

Landlord's Contact Information:

Name: _____

Address: _____

Phone Number: _____



PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury under the laws of the State of _____, that on _____, 20__, I served a true copy of the attached Notice to Quit in the following method:

Personal delivery to _____ at the following address: _____
_____.

Substituted delivery left with/at _____ at the following address: _____
_____.

Posted delivery at the following address: _____
_____.

Registered mail, return receipt requested to _____ at the following address: _____
_____.

Certified mail, return receipt requested to _____ at the following address: _____
_____.

Signed by: _____

Print Name: _____

Date: _____

