

State of \_\_\_\_\_

# 14-DAY NOTICE TO QUIT

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\_\_\_\_\_, 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:	\$ _____
<b>Total Amount Past Due</b>	<b>\$ _____</b>

**I demand payment in full of the total amount past due within fourteen (14) 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 fourteen (14) 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 fourteen (14) 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 fourteen (14) 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 fourteen (14) 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 FOURTEEN (14) 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: \_\_\_\_\_

