

# EVICTION NOTICE LETTER

Landlord Name: \_\_\_\_\_

Landlord Address: \_\_\_\_\_

Landlord Phone/Email: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Tenant Address: \_\_\_\_\_

Tenant Phone/Email: \_\_\_\_\_

Rental Property Address: \_\_\_\_\_

## 1. Notice of Lease Termination

This letter serves as a formal notice to terminate the tenancy at the above Rental Property Address. The tenancy will end as specified in the applicable notice period required by law or lease agreement.

## 2. Reason for Eviction

The grounds for eviction include but are not limited to (select as applicable): non-payment of rent, violation of lease terms, property damage, illegal activity, or other lawful reasons as stipulated by applicable United States laws.

## 3. Rent Due and Payment

Tenant owes rent for the period prior to termination. Tenant is responsible for paying all rent due up to and including the termination date and any other amounts owed under the lease agreement.

## 4. Vacate and Possession

Tenant is required to vacate the property and surrender possession to Landlord by the termination date. Failure to vacate will result in legal action for eviction and possession.

## 5. Condition of Property

Tenant shall leave the property in a clean and undamaged condition, reasonable wear and tear excepted. Any damages beyond normal wear and tear may be deducted from the security deposit or pursued separately.

## 6. Security Deposit

The security deposit shall be handled in accordance with applicable state laws. Deductions for unpaid rent, damages, or other lawful charges will be itemized and provided to Tenant.

## 7. Legal Rights

Landlord and Tenant both have rights and obligations under federal, state, and local laws governing landlord-tenant relationships. This notice complies with applicable notice requirements for eviction.

## 8. No Waiver of Rights

Failure to enforce any provision of this notice or lease shall not constitute a waiver of Landlord's rights to enforce such provisions in the future.

## 9. Contact Information

For any questions regarding this notice, Tenant may contact Landlord at the above address or phone number.

**10. Delivery of Notice**

This notice was delivered to Tenant in a lawful manner consistent with applicable laws, including but not limited to hand delivery, certified mail, or posting at the rental premises.

**11. Governing Law**

This notice and any ensuing legal action shall be governed by the laws of the State of \_\_\_\_\_ and applicable federal laws.

**12. Acknowledgment**

Tenant acknowledges receipt of this Eviction Notice Letter and understands the rights and obligations contained herein.

**13. Additional Provisions**

Any additional provisions or terms relevant to this eviction are attached hereto and incorporated by reference.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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