

# 30-Day Eviction Notice

To:

The premises herein referred to is located in \_\_\_\_\_ designated by the number and street as \_\_\_\_\_ . According to the Lease Agreement signed on the \_\_\_\_\_ and the laws of the State of \_\_\_\_\_ **within thirty (30) days** after service on you of this notice, you hereby accept to do the following (please check the appropriate box):

Pay to the undersigned property owner or \_\_\_\_\_ as an authorized agent, the rent payment of the premises inq question, of which you now hold possession amounting to the sum of \$ \_\_\_\_ . or quit and deliver up your possession of the premises.

Remedy the violation described as \_\_\_\_\_ , as it is not in compliance with your signed lease agreement. You shall notify the landlord within the notice period that the violation has been eliminated or quit and deliver your possession of the premises.

Quit and deliver the possession of the premises due to an act of illegal matter committed on the premises in question. The illegal activity is defined as \_\_\_\_\_ and therefore the tenancy has been terminated.

You are further notified that the landlord does hereby elect to declare that forfeiture of your lease or rental contract under which you hold possession of the described premises and if you fail to perform or otherwise comply, will institute legal procedures to recover the rent and possession of the premises. This would result in a judgment against you, including costs and necessary disbursements, along with possible statutory damages as allowed by law for such detention.

*Signature of the Landlord/Agent*