

EVICTIION NOTICE

Date: _____

Tenant Name: _____

Tenant Address: _____

Dear _____ ,

This Notice of Lease Violation and Initiation of Eviction Process ("Notice") is issued to you,
_____ ("Tenant"), by
_____ ("Landlord"), the owner of the property located at
_____ ("Premises"). This Notice serves to inform you of
your violation of the lease agreement dated _____ ("Lease
Agreement") and to initiate the process of eviction due to non-compliance.

1. LEASE VIOLATION

Pursuant to the Lease Agreement, you are required to

_____. It has come to the Landlord's attention that you have
violated the Lease Agreement by _____. This violation is a
breach of the terms agreed upon in the Lease Agreement. The specific section of the Lease
Agreement violated is Section _____.

2. REMEDY FOR VIOLATION

You are hereby required to remedy the violation by _____

no later than _____. Failure to comply with this requirement will result in the initiation of eviction proceedings. The remedy must be completed to the satisfaction of the Landlord, and written confirmation of compliance must be provided.

3. GOVERNING LAW AND JURISDICTION

This Notice and any related proceedings shall be governed by the laws of the State of _____. Any legal action related to this Notice shall be brought in the appropriate court located in _____ County, _____. The Tenant consents to the jurisdiction of such courts.

4. SEVERABILITY

If any provision of this Notice is found to be invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect. Each provision of this Notice is intended to be severable.

5. ENTIRE AGREEMENT

This Notice constitutes the entire agreement between the parties regarding the subject matter herein and supersedes any prior agreements or understandings, whether written or oral. No other representations or promises have been made except as set forth herein.

6. NOTICE PROVISIONS

Any notices required or permitted under this Notice shall be in writing and delivered to the respective parties at the addresses specified above, either by personal delivery, certified mail, or a recognized courier service. Notices shall be deemed received on the date of delivery or attempted delivery.

7. AMENDMENT PROCEDURES

This Notice may only be amended or modified by a written agreement signed by both the Landlord and Tenant. Any waiver of any provision of this Notice must be in writing and signed

by the party against whom the waiver is sought to be enforced.

8. DEFAULT AND REMEDY PROVISIONS

In the event of default by the Tenant in remedying the violation, the Landlord reserves the right to pursue all legal remedies available, including but not limited to eviction and recovery of damages. The Tenant shall be liable for all costs, including reasonable attorney's fees, incurred by the Landlord in enforcing this Notice.

9. TERMINATION CONDITIONS

Should the Tenant fail to remedy the violation as specified, the Lease Agreement shall be terminated, and eviction proceedings will be initiated without further notice. The Tenant waives any right to further notice or demand prior to such termination.

10. ADDITIONAL PROVISIONS

The Tenant is advised to seek independent legal counsel regarding this Notice and the implications of non-compliance. The Landlord reserves the right to enforce any other rights or remedies available under the Lease Agreement or applicable law.

Please consider this Notice as a formal and final warning. Your prompt attention to remedy the violation is required to avoid further legal action.

Sincerely,

Landlord Name: _____

Landlord Signature: _____

Date: _____

Witness Name: _____

Witness Signature: _____

Date: _____

Notary Public (if required):

State of _____

County of _____

On this day, _____, before me, the undersigned notary public, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

Notary Signature: _____

My Commission Expires: _____

Please retain a copy of this Notice for your records.