

_____ -DAY NOTICE TO VACATE

Premises: _____

Dear _____

To the above tenant and all others in possession of the described premises. Your tenancy of the premises is terminated. You are hereby required to quit and surrender possession of the premises to the Landlord effective at the end of the _____ days period after service on you of this notice, or _____, 20_____, whichever is later.

You are being vacated for the following reason(s): *(Optional)*

It is understood and agreed upon in the lease dated _____ that the tenant is responsible for all repairs and cleaning to restore the premises to the same condition as when the tenant moved-in, except for normal wear and tear. All keys and any opening devices to premises also must be returned to the landlord. Your security deposit of \$_____ will be returned in full, partially, or not at all depending on the condition of the premises.

If you fail to quit and deliver possession, legal action will be instituted against you to obtain possession and such proceedings could result in a judgment against you, which may include attorney's fees and court costs as allowed by law. This legal action will also result in forfeiture of the rental agreement. This Notice to Vacate does not relieve you of responsibility for payment of any financial obligations under the lease until the actual date of termination of tenancy. Your security deposit may not be used to pay for your last month's rent.

Regards,

Landlord Signature

Date