

# EVICTIION NOTICE FOR NON-PAYMENT

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Date: \_\_\_\_\_

This notice is sent to \_\_\_\_\_ (Tenant's Name) ("Tenant") and further directed to all residents, occupants, subtenants, and any others in possession of the Premises.

Property Address: ("Premises")

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Lease	Start	Date:	("Lease")
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In accordance with your Lease and the laws located in this State, after service on you of this notice, you are hereby given the following instructions:

Please choose the best option:

\_\_\_ NONPAYMENT. Within \_\_\_ (number of days) the Landlord/Landlady demands the total amount due:

\_\_\_ Past Rent: \_\_\_\_\_ (Amount) For the period of: \_\_\_\_\_ (Rent Period)

\_\_\_ Late Fees: \_\_\_\_\_ (Amount) Details: \_\_\_\_\_

\_\_\_ Other Fees: \_\_\_\_\_ (Amount) Details: \_\_\_\_\_

Total Amount Due: \_\_\_\_\_

Payment Instructions:

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If the above payment is not made within the required timeframe, the Tenant will be required to quit and deliver possession of the Premises.

\_\_\_ **NONCOMPLIANCE.** Within \_\_\_ (number of days) you are hereby required to remedy the following violation of your Lease: (Describe the Lease Violation)

This is in non-compliance with your Lease. You are hereby obligated to notify the Landlord/Landlady by the end of the notice period that the violation has been cured or quit and deliver possession of the Premises.

\_\_\_ **ILLEGAL ACTIVITY.** Within \_\_\_ (number of days) you are hereby required to quit and deliver possession of the Premises due to the following illegal acts:  
(Describe the Illegal Acts)

\_\_\_ **MONTH-TO-MONTH TENANCY.** Within \_\_\_ (number of days) of the next payment date, you are hereby required to quit and deliver possession of the Premises in accordance with your Lease.

YOU ARE FURTHER NOTIFIED that the Landlord/Landlady hereby elects to declare that forfeiture of your Lease under which you hold possession of the Premises if you fail to perform or otherwise comply.

Such noncompliance will institute legal proceedings to recover rent and possession of said Premises which shall result in a judgment against you including costs and necessary disbursements together with possible statutory damages as allowed by law for such unlawful detention.

Landlord's/Landlady's Signature  Date: \_\_\_\_\_

Full Name (Printed): \_\_\_\_\_

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

Contact Number: \_\_\_\_\_

E-Mail: \_\_\_\_\_

## AFFIDAVIT OF SERVICE

County of \_\_\_\_\_

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

Date: \_\_\_\_\_

**1.SERVER.** I, \_\_\_\_\_ (Server's Name) ("Server"),  
declare under penalty of perjury that a notice for eviction was delivered and served in the  
following manner:

**2.RECIPIENT.** The notice for eviction was delivered to:

Defendant/Respondent: ("Recipient")

Recipient's Name: \_\_\_\_\_

Address/Location: \_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_

**3.DELIVERY.** The Recipient received the eviction notice by:

Please choose the best option:

\_\_\_ Option 1. Mail. The Server sent the eviction notice in the mail by:

Please select one:

\_\_\_ Standard Mail

\_\_\_ Certified Mail (with return receipt)

\_\_\_ FedEx

\_\_\_ UPS

\_\_\_ Other

\_\_\_ Option 2. Direct Service. The Server handed the eviction notice to a person identified as the Recipient.

\_\_\_ Option 3. Someone at the Residence. The Server handed the eviction notice to someone who identified as living at the residence and stated their name is:

(Full Name: ) \_\_\_\_\_

\_\_\_ Option 4. Someone at the Workplace. The Server handed the eviction notice to someone who identified to be the Recipient's co-worker and stated their name is:

(Full Name: ) \_\_\_\_\_

\_\_\_ Option 5. Leaving at the Residence. The Server left the eviction notice in the following area:

(Full Name: ) \_\_\_\_\_

\_\_\_ Option 6. Recipient Rejected Delivery. The Server delivered the eviction notice to the Recipient in-person and did not accept delivery.

\_\_\_ Option 7. Other. (Other Method of Delivery)

**6.VERIFICATION.** I declare under penalty of perjury under the laws located in this \_\_\_\_\_ State that the foregoing is true and correct.

Server's Signature  Date: \_\_\_\_\_

Full Name (Printed) \_\_\_\_\_