

EVICTIION NOTICE FOR NON-PAYMENT

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")

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:

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) _____