

# NOTICE TO QUIT – DUE TO NON-COMPLIANCE WITH LEASE

**Date of this Notice to Quit – Due to Non-Compliance with Lease:**

\_\_\_\_\_

Name of Landlord:

\_\_\_\_\_

Name(s) of Tenant(s) and all Adults Residing at the Leased Premises:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(referred to herein collectively as the “Tenant”)

Name of Lease Guarantor (if any):

\_\_\_\_\_

Property Address, including Unit Number:

\_\_\_\_\_

\_\_\_\_\_

(referred to herein as the “Leased Premises”)

This Notice constitutes a NOTICE TO QUIT DUE TO NON-COMPLIANCE WITH LEASE under and in accordance with applicable laws and that certain \_\_\_\_\_ [insert name of lease document] dated as of \_\_\_\_\_ between Landlord and Tenant (referred to herein as the “Lease”).

ACCORDINGLY, Tenant shall and is hereby required to QUIT AND VACATE the Leased Premises within \_\_\_\_\_ days after service of this NOTICE TO QUIT DUE TO NON-COMPLIANCE WITH LEASE upon Tenant (such date is referred to herein as the “Deadline”), unless the violation or lease default described below has been cured in full on or before such Deadline, or as otherwise set forth below.

Non-Monetary default/breach of lease.

Describe the non-monetary default and breach of lease and what must be done by the Deadline to cure same: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Section of the Lease under default: \_\_\_\_\_

In the event Tenant does not comply with this Notice to Quit Due to Non-Compliance with Lease by curing the default specified herein or vacating the Leased Premises by the Deadline specified herein, Landlord shall have the right to commence an action against Tenant in Unlawful Detainer and/or Eviction, in order to recover possession of the Leased Premises. In such event, Tenant may be liable to Landlord for Landlord's legal fees and the court costs of the action, to the extent set forth in the Lease and applicable law.

In all cases, Landlord preserves all rights against Tenant and any Lease guarantor, whether at law, in equity or as otherwise provided under the terms of the Lease or any Lease guaranty.

**IN WITNESS WHEREOF**, this Notice to Quit Due to Non-Compliance with Lease is dated as of the date set forth above.

Name of Landlord: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_





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