

Eviction Notice Templates (3-Day, 14-Day, 30-Day)

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Notice Type 1: 3-Day Notice to Pay Rent or Quit

TO: [TENANT FULL LEGAL NAME(S)] AND ALL OCCUPANTS OF: [FULL PROPERTY ADDRESS, UNIT #, CITY, STATE, ZIP]

Date: _____

FROM: [LANDLORD NAME / PROPERTY MANAGEMENT COMPANY]

NOTICE TO PAY RENT OR QUIT

You are hereby notified that you are in default of your rental agreement for the above-referenced property. The following rent is past due:

Period	Amount Due
[MONTH/YEAR — e.g., "January 2026"]	[\$[AMOUNT]]
[MONTH/YEAR]	[\$[AMOUNT]]
Late fees (if applicable)	[\$[AMOUNT]]
Total Amount Due	[\$[TOTAL]]

WITHIN THREE (3) DAYS of service of this notice, you must either:

1. PAY the total amount of \$[TOTAL] in full; OR 2. VACATE the premises and surrender possession to the Landlord.

Payment must be made by: [Check / Money Order / Certified Funds — specify acceptable methods]. Payment delivered to: [NAME and ADDRESS where payment must be delivered].

If you fail to pay the rent owed or vacate within three (3) days, the Landlord will commence legal proceedings to recover possession of the premises and all rent due, plus attorney's fees and court costs as allowed by law.

(Note: The 3-day period does NOT include the day of service, weekends, or legal holidays in some states. Check your state's calculation rules.)

Landlord/Agent Signature: _____

Printed Name: [FULL LEGAL NAME]

Date Served: _____

Method of Service:

- ☐ Personal delivery to tenant
- ☐ Left with person of suitable age at premises
- ☐ Posted on door AND mailed via certified mail
- ☐ [Other method permitted by state law]

Notice Type 2: 14-Day Notice to Cure or Quit (Lease Violation)

TO: [TENANT FULL LEGAL NAME(S)] AND ALL OCCUPANTS OF: [FULL PROPERTY ADDRESS, UNIT #, CITY, STATE, ZIP]

Date: _____

FROM: [LANDLORD NAME]

NOTICE TO CURE LEASE VIOLATION OR QUIT

You are hereby notified that you are in violation of your lease agreement dated [LEASE DATE] for the above-referenced property.

LEASE VIOLATION(S):

- ☐ Unauthorized pet(s) on the premises
- ☐ Unauthorized occupant(s) residing at the property
- ☐ Excessive noise / disturbance of neighbors
- ☐ Damage to property beyond normal wear and tear
- ☐ Illegal activity on the premises
- ☐ Failure to maintain the premises
- ☐ Unauthorized alterations to the property
- ☐ Violation of no-smoking policy
- ☐ Parking violation
- ☐ Other: [DESCRIBE SPECIFIC VIOLATION IN DETAIL]

DETAILED DESCRIPTION OF VIOLATION: [DESCRIBE THE VIOLATION WITH SPECIFICS — dates, incidents, witnesses, what lease section is violated. Be as specific as possible.

Example: "On January 15, 2026, a large dog was observed on the premises in violation of Section 7 of the Lease Agreement, which prohibits pets without written landlord approval."]

LEASE SECTION VIOLATED: Section [] of the Lease Agreement dated [DATE].

WITHIN FOURTEEN (14) DAYS of service of this notice, you must:

1. CURE the violation by: [DESCRIBE EXACTLY WHAT TENANT MUST DO — e.g., "removing the unauthorized pet from the premises," "removing the unauthorized occupant," "repairing the damage to the bathroom door"]; OR 2. VACATE the premises and surrender possession to the Landlord.

If you fail to cure the violation or vacate within fourteen (14) days, the Landlord will commence legal proceedings to recover possession of the premises.

Landlord/Agent Signature: _____

Printed Name: [FULL LEGAL NAME]

Date Served: _____

Method of Service:

- ☐ Personal delivery to tenant
- ☐ Left with person of suitable age at premises

- ☐ Posted on door AND mailed
- ☐ Certified mail, return receipt requested

Notice Type 3: 30-Day Notice to Vacate (Termination of Tenancy)

TO: [TENANT FULL LEGAL NAME(S)] AND ALL OCCUPANTS OF: [FULL PROPERTY ADDRESS, UNIT #, CITY, STATE, ZIP]

Date: _____

FROM: [LANDLORD NAME]

30-DAY NOTICE OF TERMINATION OF TENANCY

You are hereby notified that your [month-to-month tenancy / lease agreement] for the above-referenced property is being terminated.

Reason for Termination:

- ☐ Expiration of lease term (no renewal)
- ☐ Termination of month-to-month tenancy (no cause required)
- ☐ Owner intends to occupy the property
- ☐ Property to be removed from the rental market
- ☐ Major renovation/demolition planned
- ☐ [Other lawful reason]: [SPECIFY]

(Note: Some jurisdictions require "just cause" for eviction and do not allow no-cause terminations. Check your local laws.)

You are required to VACATE the premises and surrender possession, in clean and undamaged condition (reasonable wear and tear excepted), no later than:

MOVE-OUT DATE [DATE — 30 days from service date]: _____

MOVE-OUT INSTRUCTIONS:

1. Remove all personal belongings by the move-out date. 2. Clean the premises to move-in condition. 3. Return all keys, garage openers, access cards, and mailbox keys to: [LOCATION/ADDRESS]. 4. Provide your forwarding address for security deposit return. 5. Ensure all utilities remain on until the move-out date. 6. Schedule a move-out inspection by contacting: [PHONE/EMAIL].

SECURITY DEPOSIT: Your security deposit of \$[AMOUNT] will be handled in accordance with [STATE] law. You will receive an itemized statement of any deductions within [NUMBER — state-specific] days of vacating.

Landlord/Agent Signature: _____

Printed Name: [FULL LEGAL NAME]

Phone: [PHONE]

Email: [EMAIL]

Date Served: _____

Method of Service:

- ☐ Personal delivery to tenant
- ☐ Left with person of suitable age at premises
- ☐ Posted on door AND mailed via first-class mail
- ☐ Certified mail, return receipt requested
- ☐ [Other method as required by state law]

Proof of Service

I, [NAME OF PERSON WHO SERVED NOTICE], declare that on [DATE], I served the above notice on [TENANT NAME] by:

- ☐ Personally handing it to the tenant
- ☐ Leaving it with [NAME], a person of suitable age and discretion, at the tenant's residence/workplace
- ☐ Posting it in a conspicuous place on the property AND mailing a copy to the tenant via [first-class / certified] mail on [DATE]

Server Signature: _____

Printed Name: [NAME]

Date: _____

Important State-Specific Notes

- California: Different notice periods apply (3-day for rent, varies for other violations; 30/60-day depending on tenancy length). Rent control cities may have additional requirements.
- New York: 14-day notice for nonpayment; 30-day for month-to-month (outside NYC). NYC has strict just-cause requirements.
- Texas: 3-day notice to vacate (unless lease specifies otherwise). No cure period required by statute.
- Florida: 3-day for rent; 7-day for lease violations (non-curable in some cases).
- Illinois: 5-day notice for rent; 10-day for lease violations; 30-day for month-to-month termination.

ALWAYS verify your state and local requirements before serving any eviction notice.

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INSTRUCTIONS FOR USE

Select the appropriate notice type for your situation. Eviction notice requirements vary significantly by state — including required notice periods, delivery methods, and cure rights. ALWAYS check your state and local laws before serving a notice. Improper service or incorrect notice periods can invalidate the eviction process. This does not constitute legal advice; consult a licensed attorney in your jurisdiction before proceeding with any eviction.