

Lease Violation Notice Checklist

From the first observation to the cure deadline, documented at every step

Run this list before, during, and after serving a cure or quit notice. It pairs with the Lease Violation Notice document. Full guide: clearlegaltips.com/lease-violation-notice-template/

BEFORE YOU DRAFT

- ☐ The conduct breaks a specific written lease clause, identified by section number
- ☐ The violation is curable: the tenant can realistically stop or undo it within the window
- ☐ The breach is documented with dates, photos, or written complaints as it happened
- ☐ If an animal plus a disability-related need is involved, the reasonable-accommodation question is answered in writing first
- ☐ Your state's cure period is confirmed from the table, including how days are counted

WRITING THE NOTICE

- ☐ The lease clause is quoted word for word, not summarized
- ☐ The facts are specific and dated, with no legal conclusions doing the describing
- ☐ The cure is defined so completely that compliance can be checked
- ☐ The deadline is a calendar date that gives the full statutory window, plus a day if the count is close
- ☐ No rent or fee demands appear anywhere in the notice

SERVING IT

- ☐ The service method matches what your state statute allows
- ☐ The proof-of-service block is completed the same day: date, method, server
- ☐ A photo, mailing certificate, or signed acknowledgment backs up the service record
- ☐ A complete copy of the served notice is kept with the lease file

DURING THE CURE WINDOW

- ☐ Any tenant response, cure attempt, or accommodation request is answered in writing
- ☐ The premises or conduct is re-checked as the deadline arrives, with dated notes

AFTER THE DEADLINE

- ☐ If cured: the cure is confirmed in writing and the notice stays on file for any repeat
- ☐ If not cured: the eviction is filed through the court, with the notice and proof of service as exhibits
- ☐ No locks changed, no utilities touched, no belongings removed outside the court process

INSTRUCTIONS FOR USE

This checklist is general information, not legal advice. Cure periods and service methods are set by state statute and change over time; verify yours before serving, and remember that in some states the lease itself is the only source of a cure right. A cured violation is worth documenting as carefully as an ignored one, since in states like Florida a repeat of the same conduct within 12 months can proceed without a second chance to cure. The full guide, the state table, and official sources are at clearlegaltips.com/lease-violation-notice-template/