

SEVEN DAY NOTICE

To: _____
and any persons residing at:

Dear Tenant(s):

YOU ARE HEREBY NOTIFIED that you are in violation of your lease agreement as follows:

DEMAND is hereby made that you remedy the non-compliance within seven (7) days of receipt of this notice or your lease shall be deemed terminated and you shall vacate the premises upon such termination. If this same conduct or conduct of a similar nature is repeated within 12 months, your tenancy is subject to termination without further warning and without your being given an opportunity to cure the non-compliance.

Landlord Signature _____

Name _____

Physical Address _____

City, State, Zip _____

Phone # _____

A true copy of this notice was served upon the tenant this _____ day of _____, 20____, by:

() HAND DELIVERED

() POSTED

INSTRUCTIONS FOR COMPLETING A 7-DAY NOTICE (with right to Cure)

Curable violations are just that, violations that you have to give them time to correct. i.e. Unauthorized pets, guests, maintaining the premises, etc.

1. Make sure you put the COMPLETE address, including city, state and zip code. **MAKE SURE** the type of road is correct. If it is a Street, use Street. If it is an Avenue, use Avenue. If you are wrong, the Sheriff may not remove your tenant.
2. You must state exactly what the violation is and when it occurred. Make sure the reason you put for violations is precise, and not vague. Do not put “Pet violation” if they have a pet. Put on the notice what the animal is and specifically which clause of the lease it violates. If it doesn’t violate a clause of the lease, but is against a city or county ordinance, state that.
3. Make sure you complete all information on the notice. Do not leave your address or information blank. Make sure it is dated, etc.

DELIVERING THE NOTICE:

If you use a physical address for YOUR address within the county you are evicting the tenant from:

Hand deliver the notice to the tenant (exclude the <u>date of delivery</u>)	7 days
Post the eviction on the door (exclude the <u>date of delivery</u>)	7 days
Serve the notice by mailing a copy to the tenant (Exclude the date of mailing)	12 days

**SOME JUDGES WILL DISMISS YOUR CASE IF YOU DO NOT FOLLOW
THESE GUIDELINES**