NOTICE TO VACATE

Date of this notice: _____

This notice is given by (check one): [ ] the Landlord to the Tenant [ ] the Tenant to the Landlord.

Landlord: _____, mailing address for notices _____.

Tenant(s): _____.

Rental premises (the "Premises"): _____, under the rental agreement or lease dated _____ (if any).

1. NOTICE

(check one) [ ] The month-to-month (or [ ] week-to-week) tenancy of the Premises will end on _____ (the "Termination Date"). [ ] The lease of the Premises ends on _____ (the "Termination Date") and will not be renewed or extended.

The Tenant must move out and return possession of the Premises, with all keys, by the end of the day on the Termination Date.

This notice is delivered at least _____ days (or one full rental period) before the Termination Date, which is the notice the law of the State of _____ and the lease require. Check your state's period before you choose the date: it ranges from a few days to 90 days, and some states count from the end of a rental period.

2. REASON (LANDLORD NOTICES WHERE REQUIRED)

Some states and cities (for example California, Oregon, Washington, New Jersey, New Hampshire, Colorado, New York City and the District of Columbia) let a landlord end many tenancies only for a reason the law allows, and may require relocation help. If that applies, state the reason and supporting facts here: _____.

Relocation assistance (if any): $_____, to be paid _____.

3. RENT, DEPOSIT AND MOVE-OUT

Rent remains due through the Termination Date.

Security deposit held: $_____. It will be returned, less lawful deductions, within the time state law allows. Tenant's forwarding address: _____.

By the Termination Date, the Tenant will remove all belongings, leave the Premises clean and in the same condition as at the start of the tenancy except for normal wear and tear, and return all keys as follows: _____.

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.

A landlord's notice is not a court order. If the Tenant stays after the Termination Date, the Landlord may ask a court for possession, and only a court officer can remove a tenant. This form is not for eviction over unpaid rent or a lease violation.

4. CERTIFICATE OF DELIVERY

I delivered a copy of this notice to _____ on _____ at _____ (time) by (check one): [ ] hand delivery [ ] leaving it with an adult at the home and mailing a copy [ ] posting it and mailing a copy [ ] certified or registered mail [ ] first-class mail [ ] email under a written agreement.

Signature of person delivering: _____ Printed name: _____

SIGNATURES

Landlord or Landlord's Agent

Signature: _____ Date: _____

Printed Name: _____

Tenant

Signature: _____ Date: _____

Printed Name: _____

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