GEORGIA EVICTION NOTICE
(NOTICE TO QUIT)

Date: _____, 20____

This notice is sent to _____ ("Tenant") and further directed to all residents, occupants, subtenants, and any others in possession of the Premises.

Property Address: _____ ("Premises")

Lease Start Date: _____, 20____ ("Lease")

In accordance with your Lease and the laws of Georgia, after service on you of this notice, you are hereby given the following instructions:

(*Check the Appropriate Box*)

☐ - **NONPAYMENT**. The Landlord demands the total amount due:

☐ - Past Rent: $_____ For the period of: _____
☐ - Late Fees: $_____ Details: _____
☐ - Other Fees: $_____ Details: _____

Total Amount Due: $_____

Payment Instructions: _____.

If the above payment is not made immediately, the Landlord may seek to terminate the lease.

☐ - **NONCOMPLIANCE**. You are hereby required to remedy the following violation of your Lease immediately: _____.

This is out of compliance with your Lease. You are hereby obligated to notify the Landlord that the violation has been cured, or the Landlord may seek to terminate the lease.

☐ - **MONTH-TO-MONTH TENANCY**. Within 60 days of the next payment date, you are hereby required to quit and deliver possession of the Premises in accordance with your Lease.

YOU ARE FURTHER NOTIFIED that the Landlord hereby elects to declare that forfeiture of your Lease under which you hold possession of the Premises if you fail to perform or otherwise comply. Such noncompliance will institute legal proceedings to recover rent and possession of said Premises which shall result in a judgment against you including costs