

GEORGIA NOTICE TO QUIT (NON-COMPLIANCE)

Date: _____, 20____

TENANT(S): _____, and all occupants, residents, subtenants, and all those in possession or occupying the Premises.

PROPERTY LOCATION: _____ (“Premises”).

In accordance with the lease signed on _____, 20____, and with local and State laws, the landlord hereby gives official notice to quit for the following violation:

NON-COMPLIANCE. Within ____ days, you shall remedy the following lease violation:

This is in non-compliance with your lease agreement. You shall notify the landlord by the end of the notice period that the violation has been cured or quit and deliver the possession of the Premises.

YOU ARE FURTHER NOTIFIED THAT, the owner/landlord does hereby elect to declare that forfeiture of your lease or rental agreement under which you hold possession of the above-described Premises if you fail to perform or otherwise comply, will institute legal proceedings to recover rent and possession of said Premises which would result in a judgment against you including costs and necessary disbursements together with possible statutory damages as allowed by law for such unlawful detention.

Landlord/Agent Signature: _____

Print Name: _____



AFFIDAVIT OF SERVICE

County of _____

State of _____

Date: _____

I. SERVER. I, _____ (“Server”), declare under penalty of perjury that a notice for eviction was delivered and served in the following manner:

II. RECIPIENT. The notice was delivered to:

a.) Defendant/Respondent: _____ (“Recipient”)

b.) Address/Location: _____ (“Premises”)

c.) Date: _____ Time: _____ AM PM

III. DELIVERY. The Recipient received the notice by:

- **Posting.** The Server posted the notice inside a sealed envelope conspicuously on the door of the Premises.

AND (check one)

- **Mail.** The Server sent the notice in the mail by: (check one)

- Standard Mail

- Certified Mail (with return receipt)

- FedEx

- UPS

- Other

- **Direct Service.** The Server handed the notice to a person identified as the Recipient.

- **Someone at the Residence.** The Server handed the notice to someone who identified as living at the residence and stated their name is:

_____.

- **Someone at the Workplace.** The Server handed the notice to someone who identified to be the Recipient’s co-worker and stated their name is:

_____.

- **Recipient Rejected Delivery.** The Server attempted to deliver the notice in-person, but the Recipient refused to accept delivery.

- **Other.** _____.

IV. VERIFICATION. I declare under penalty of perjury under the laws of Georgia that the foregoing is true and correct.

Server Signature: _____ **Date:** _____

Print Name: _____

