

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 **WITHIN THREE BUSINESS DAYS**, the Landlord may terminate the lease and seek an eviction action in court.

☐ - **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

and necessary disbursements together with possible statutory damages as allowed by law for such unlawful detention.

Landlord Signature: _____ **Date:** _____

Print Name: _____

Address: _____

Telephone: (____) ____-____

E-Mail: _____

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 located in Georgia that the foregoing is true and correct.

Server Signature: _____ **Date:** _____

