

ALASKA TEN (10) DAY NOTICE TO COMPLY OR VACATE

TO TENANT(S): _____
AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED
AT: _____
City: _____, State: Alaska, Zip Code: _____

Violation: You breached your rental agreement or housing laws in these important ways:

- Health or Safety Violation
- Disturbing the Peace and Enjoyment of Others
- Unreasonable Refusal to Allow Landlord Access to Premises
- Too Many Occupants at the Premises
- Failure to Maintain Carbon Monoxide Detectors or Smoke Detectors

Remedy: You can fix the violations listed above by doing the following: _____

Violations must be fixed by: Date: _____ Time _____ a.m. p.m.
(This date must be at least ten (10) days after the Landlord gives this Notice to the Tenant.)

Total Balance Due: \$_____. Any payments accepted on or after the date of this notice shall not waive this notice or any subsequent eviction, nor shall it create or reinstate tenancy.

If you and all other occupants fail to correct the breach of the rental agreement or move out and deliver possession of the premises by the date specified above, legal action may be taken to evict you from the premises and to recover all unpaid rent, costs for damages to the premises, if any, and any other remedies available under Alaska law.

THIS NOTICE IS IN ACCORDANCE WITH AK Stat § 34.03.220.

Dated this _____ day of _____, 20____

(Signature of Landlord)

(Landlord's Printed Name)

(Landlord's Address, City, State, Zip Code)

(Landlord's Telephone Number)

ATTACH ORIGINAL NOTICE TO COMPLAINT IF YOU FILE AN EVICTION CASE

**DECLARATION OF SERVICE OF
NOTICE TO COMPLY OR VACATE**

I, _____, declare:

1. I am now, and at all times mentioned herein, a citizen of the United States, resident of the State of _____, over the age of eighteen years. I make this declaration based on my own personal knowledge. I am competent to testify to the matters herein.

2. On _____, 20____, at approximately _____ am/pm, I served a Notice to Comply or Vacate to the Premises located at: _____, _____ in the County of _____, Alaska by:

- a) personally handing a true and correct copy to _____, Tenant under the Lease, (hereinafter the "Tenant"); **OR**
- b) personally handing a true and correct copy to _____, a person of suitable age and discretion who was then resident therein, accepting same on behalf of Tenant, and mailing a copy addressed to the Tenant; **OR**
- c) posting a copy of the Notice to Comply or Vacate in a conspicuous location at the premises, there being no one of suitable age and discretion located on the premises, and mailing a copy addressed to the Tenant.

I declare under penalty of perjury of the laws of the State of Alaska that the foregoing is true and correct.

DATED this _____ day of _____, 20____, in the city of _____, Alaska.

_____, Declarant

(PRINT NAME)