

## ARKANSAS FOURTEEN (14) DAY NOTICE TO COMPLY OR VACATE

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

**Violation:** You breached your rental agreement or the property rules in the following manner:

- Health or Safety Violation
- Property Damage
- Unreasonable Refusal to Allow Landlord Access to Premises
- Other Rule or Lease Violation: \_\_\_\_\_  
\_\_\_\_\_

**Remedy:** You can fix the violations listed above by doing the following: \_\_\_\_\_  
\_\_\_\_\_

Property rules or lease violations must be corrected, within fourteen (14 days), by: \_\_\_\_\_

**No Option to Remedy:** You and all other occupants must move out by: \_\_\_\_\_

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 violations 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 Arkansas law.

**THIS NOTICE IS IN ACCORDANCE WITH AR Code § 18-17-701 & AR Code § 18-17-702.**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(Signature of Landlord)

\_\_\_\_\_  
(Landlord's Printed Name)

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

\_\_\_\_\_  
(Landlord's Telephone Number)

**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 \_\_\_\_\_ County, Arkansas, 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 family member, over the age of eighteen (18), who was then resident therein, accepting same on behalf of Tenant, and mailing a copy of the notice by certified or registered mail addressed to the tenant; **OR**
- c) mailing a copy of the notice by certified or registered mail addressed to the Tenant.

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

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the city of \_\_\_\_\_, Arkansas.

\_\_\_\_\_, Declarant  
(Signature)

\_\_\_\_\_  
(Print Name)