

**DELAWARE IMMEDIATE NOTICE TO VACATE
(Irreparable Harm)**

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

PLEASE TAKE NOTICE that you must vacate the premises IMMEDIATELY and deliver possession to the undersigned Landlord for the following conduct at the premises:

- Tenant Caused or Threatened Irreparable Harm to a Person or Property
- Tenant Convicted of a Class A Misdemeanor or Felony for Irreparable Harm

Additional Information for Immediate Termination of Tenancy: _____

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 fail to move out and deliver possession of the premises Immediately, legal action will 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 Delaware law.

THIS NOTICE IS IN ACCORDANCE WITH 25 DE Code § 5513(b).

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
IMMEDIATE NOTICE TO 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 an Immediate Notice to Vacate to the Premises located at:

_____, in _____
County, Delaware, by:

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

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

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

_____, Declarant

(PRINT NAME)