

DELAWARE SEVEN (7) DAY NOTICE TO COMPLY OR VACATE

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 or others in possession of the premises have violated the terms and conditions of your lease agreement in the following manner:

- Interfered with Peace and Enjoyment of Other Tenants or the Landlord.
- Caused Health or Safety Issues.
- Damaged Property.
- Refused to Allow Landlord Access to the Rental Property.
- Any Other Violations of the Lease Agreement or Property Rules: _____

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.

Please take notice that you and all other occupants must adequately remedy the lease violations noted above or you must move out and deliver possession of the premises to the undersigned Landlord within seven (7) days, on _____.

Pursuant to 25 DE Code § 5513, if you commit a substantially similar breach within 1 year, the landlord may rely upon such notice as grounds for initiating an action for summary possession.

If you and all other occupants do not comply or fail to move out and deliver possession of the premises by the termination 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 Delaware law.

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

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, 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 Notice to Comply or 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)