

## GEORGIA NOTICE TO COMPLY OR VACATE

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

PLEASE TAKE NOTICE that you or others in possession of the premises have violated the rules or policies of the premises or terms and conditions of your lease agreement in the following manner:

- Causing Health or Safety Issues.
- Failure to Maintain Rental Premises.
- Damaging the Rental Property.
- Unreasonably Refusing to Allow Landlord Access to the Rental Property.
- Violating any other Terms of the Lease Agreement or Rules and Regulations:  
\_\_\_\_\_

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 on \_\_\_\_\_.

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 Georgia law.

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 (18) 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, Georgia, 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 of the notice addressed to the Tenant; **OR**
- c) posting a copy of the Notice to Comply or Vacate in a conspicuous place at the premises, there being no one of suitable age and discretion located on the premises, and mailing a copy of the notice addressed to the Tenant.

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

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

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

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