

## MARYLAND THIRTY (30) DAY NOTICE TO COMPLY OR VACATE

TO TENANT(S): \_\_\_\_\_  
AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED  
AT: \_\_\_\_\_  
\_\_\_\_\_ City: \_\_\_\_\_, State: Maryland, 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.
- Too Many People Residing at the Rental Property.
- Interferes with Peace and Enjoyment of Other Persons.
- Damaging the Rental Property.
- Refusing to Allow Landlord Access to the Rental Property.
- Violating Any Other Terms of the Lease: \_\_\_\_\_

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 within thirty (30) days on \_\_\_\_\_ or you must move out and deliver possession of the premises to the undersigned Landlord.

If you and all other occupants do not comply and 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 Maryland law.

**THIS NOTICE IS IN ACCORDANCE WITH MD. Real Property Code Ann. § 8-402.1.**

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, Maryland 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) mailing a copy addressed to the Tenant; **OR**
- d) sending the notice electronically via email message, text message or through an electronic Tenant portal (if elected by the Tenant in writing).

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

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

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

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