

MISSISSIPPI 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: Mississippi, Zip Code: _____

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

- Unauthorized Occupants Living in the Rental Unit.
- Parking in an Unauthorized area on the Premises.
- Unreasonably Refusing to Allow Landlord Access to the Rental Property.
- Other Violations 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 or you must move out and deliver possession of the premises to the undersigned Landlord within fourteen (14) days, 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 Mississippi law.

THIS NOTICE IS IN ACCORDANCE WITH MS Code § 89-8-13.

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, Mississippi, 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; **OR**
- d) sending the notice electronically (via email message or text message) if agreed to in writing by both parties.

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

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

_____, Declarant
(Signature)

(Print Name)