NEBRASKA 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:__Nebraska_, 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:

- ☐   Failure to maintain the premises in a clean and sanitary manner.
- ☐   Disturbing the peace and enjoyment of other persons.
- ☐   Parking a vehicle improperly or in an unauthorized area.
- ☐   Any other violations of the provisions 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 fourteen (14) days by doing the following:
_____
_____
If you do not comply, you must move out and deliver possession of the premises to the undersigned Landlord within thirty (30) days, at the end of the notice period, 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 Nebraska law.

THIS NOTICE IS IN ACCORDANCE WITH NE Code § 76-1431(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, Nebraska, by:

○ a) personally handing a true and correct copy to _____, tenant under the Lease, (hereinafter the "Tenant"); **OR**

○ b) mailing a copy addressed to the Tenant.

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

DATED this _____day of _____, 20____, in the city of _____, state of Nebraska.

_____, Declarant
_____
(PRINT NAME)