

## NEW JERSEY THREE (3) DAY NOTICE TO VACATE

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

**PLEASE TAKE NOTICE that you must vacate the premises and deliver possession to the undersigned Landlord within three (3) days for the following violations at the premises:**

- Possession or Illegal Use of a Firearm or other Deadly Weapon
- Distribution, Consumption or Possession of Controlled Substances
- Human Trafficking or Prostitution on the Premises
- Willfully or By Reason of Gross Negligence Committed Substantial Property Damage
- Threat of Assault or Violence to the Landlord or other Person on the Premises

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.

You and all other occupants must move out and deliver possession of the premises to the undersigned Landlord by \_\_\_\_\_. If you fail to move out and deliver possession of the premises, legal action will 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 New Jersey law.

**THIS NOTICE IS IN ACCORDANCE WITH NJ Rev Stat § 2A:18-61.1.**

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 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 Vacate to the Premises located at:

\_\_\_\_\_, in \_\_\_\_\_ County, New Jersey, 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 member of the Tenant's family, over the age of 14; **OR**
- c) mailing the notice to the Tenant via certified mail or if the letter is not claimed, mailing the notice by regular mail.

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

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

\_\_\_\_\_, Declarant

\_\_\_\_\_  
(PRINT NAME)