NORTH CAROLINA NOTICE TO COMPLY OR VACATE

TO TENANT(S): AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED AT:

City: , State: North Carolina , Zip Code:

**Violation:** You breached your rental agreement in the following manner:

⬜ Health or Safety Violation

⬜ Disturbing the Peace and Enjoyment of Others

⬜ Unreasonable Refusal to Allow Landlord Access to Premises

⬜ Too Many Occupants Residing at the Premises

⬜ Other Violations of the Lease:

⬜ **Remedy:** You can fix the violations listed above by doing the following:

**Violations must be fixed by**: Date: Time: a.m. / p.m.

⬜ **No Remedy:** You must vacate the premises within days, on .

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.

If you and all other occupants fail to correct the breach of the rental agreement or move out and deliver possession of the premises by the 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 North Carolina law.

# THIS NOTICE IS IN ACCORDANCE WITH [NC Gen Stat § 42-26](https://law.justia.com/citations.html).

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, North Carolina, 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 North Carolina that the foregoing is true and correct.

DATED this day of , 20 , in the city of , state of North Carolina.

 , Declarant

(PRINT NAME)