

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.

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)