

VIRGINIA 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: Virginia, Zip Code: _____

PLEASE TAKE NOTICE that you or others in possession of the premises have violated the rental agreement in the following manner:

- Failure to maintain the premises in a clean and sanitary manner.
- Disturbing the peace and enjoyment of other persons.
- Removing or tampering with smoke or carbon monoxide detectors.
- Any other violations of the provisions of the lease.

Please take notice that you and all other occupants must adequately remedy the lease violation(s) noted above within twenty one (21) days by doing the following:

If you fail to comply within the timeframe specified above, your rental agreement will terminate at the end of the thirty (30) day 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 Virginia law.

THIS NOTICE IS IN ACCORDANCE WITH VA Code § 55.1-1245(A).

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,
Virginia, 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 Virginia that the foregoing is true and correct.

DATED this ____ day of _____, 20____, a, in the city of _____,
Virginia.

_____, Declarant
(Signature)

(Print Name)