

## WEST VIRGINIA NOTICE TO COMPLY OR VACATE

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

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

Violating the conditions or covenants of the lease agreement:  
\_\_\_\_\_

**Remedy:** You and all other occupants may remedy the above lease violation by doing the following: \_\_\_\_\_

within \_\_\_\_\_ days or your rental agreement shall terminate on \_\_\_\_\_.

**No Remedy:** You and all other occupants must move out and deliver possession of the premises by: \_\_\_\_\_.

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 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 West Virginia law.

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 (18) 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,  
West Virginia, by:

- a) personally handing a true and correct copy to \_\_\_\_\_, tenant under the Lease, (hereinafter the "Tenant"); **OR**
- b) posting a copy of the Notice to Comply or Vacate in a conspicuous place on the premises.

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

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the city of \_\_\_\_\_,  
state of West Virginia.

\_\_\_\_\_, Declarant  
(Signature)

\_\_\_\_\_  
(Print Name)