

**NOTICE OF DEFAULT, NOTICE OF TERMINATION OF TENANT'S RIGHT TO POSSESSION OF THE PREMISES AND TERMINATION OF LEASE AND DEMAND TO VACATE FROM LANDLORD/LESSOR, PURSUANT TO ALABAMA CODE § 35-9A-421(b)**

To: \_\_\_\_\_ (Tenants),

and all unauthorized occupiers of the premises located at:

\_\_\_\_\_, \_\_\_\_\_, AL \_\_\_\_\_.

You are hereby notified by the Landlord/Lessor, \_\_\_\_\_, that due to your breach of the lease (failure to pay rent and late charges) of the above referenced premises, now occupied by you, the Landlord/Lessor has elected to terminate your lease and your right to possession. Your lease and your right to possession of the premises will terminate in seven (7) business days on \_\_\_\_/\_\_\_\_/\_\_\_\_ ("the Termination Date"). You must vacate the premises by that time **unless you cure the default** by paying all rent and late fees owed to date, a total of \$\_\_\_\_\_, with a cashier's check or money order payable to \_\_\_\_\_ and received at Landlord/Lessor's address provided below on or before the Termination Date. **If you fail to cure the default, the lease and your right to possession terminates in seven (7) business days.** No partial payments will be accepted. If you fail to cure the default, you must vacate the premises and leave it clean and in good repair. You will be responsible for any damages and maintenance charges. You will be charged for rent through the last day you occupy the premises. If you fail to cure the default or vacate the premises within the time indicated above, an Unlawful Detainer/Eviction lawsuit will be filed against you.

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Landlord/Lessor: \_\_\_\_\_

Landlord's Address: \_\_\_\_\_

\_\_\_\_\_

Landlord's Phone: \_\_\_\_\_

BY: \_\_\_\_\_

Agent of Landlord/Lessor

**CERTIFICATE OF SERVICE**

I, the undersigned agent of Landlord/Lessor, hereby certify that I have served a copy of the above on the date set forth above by: (a) \_\_\_\_ posting a copy on the premises *and* (b) \_\_\_\_ mailing a copy via First Class U.S. Mail with adequate postage to occupier(s) of the premises located at (Rental Property Address):

\_\_\_\_\_, \_\_\_\_\_, AL \_\_\_\_\_.

\_\_\_\_\_  
Agent of Landlord/Lessor