

# NOTICE TO VACATE

Landlord / Property Manager Name: \_\_\_\_\_

Landlord / Property Address: \_\_\_\_\_

Tenant Name(s): \_\_\_\_\_

Tenant Address (Rental Property): \_\_\_\_\_

This Notice to Vacate (the “Notice”) is provided by the Landlord or Property Manager to the Tenant(s) named above regarding the rental property located at the address stated herein. Pursuant to the laws of the State of Texas, this Notice serves as the formal notification that the tenancy will terminate and the Tenant must vacate the premises.

## 1. Notice to Vacate

You are hereby notified to vacate and surrender possession of the rental premises to the Landlord on or before the termination date specified by law applicable to this Notice. Failure to vacate by the required date may result in legal action for eviction.

## 2. Reason for Notice

This Notice to Vacate is given for the following reason(s): - Termination of tenancy without cause (Non-renewal of lease) - Lease expiration - Breach of lease terms - Other lawful reason permitted under Texas Property Code

## 3. Termination Date

The termination date for vacating the premises is at least the minimum notice period required by law from the date this Notice is delivered to you. You must surrender possession by this date.

## 4. Holding Over

If you remain in possession of the property after the termination date without the Landlord’s consent, you may be subject to eviction proceedings and liable for rent and damages as permitted by law.

## 5. Return of Possession

You must remove all personal property and return the premises in a clean and undamaged condition, reasonable wear and tear excepted. Keys, garage door openers, and other access devices must be returned to the Landlord on or before the termination date.

## 6. Security Deposit

The Landlord will inspect the premises after you vacate and may withhold from the security deposit any amounts lawfully permitted for unpaid rent, damages beyond normal wear and tear, cleaning, or other lawful charges. An itemized list of deductions will be provided as required by law.

## 7. Tenant’s Rights

You have the right to contest this Notice in court or otherwise as provided by Texas law. You should seek legal advice if you have questions about your rights or this Notice.

## 8. Delivery of Notice

This Notice is deemed delivered to the Tenant when: - Personally delivered to the Tenant(s), or - Delivered to a person of suitable age and discretion at the rental property, or - Sent by certified mail to the rental property address, or - As

otherwise permitted by law.

**9. Contact Information**

For questions or to discuss this Notice, please contact the Landlord or Property Manager at the address or phone number provided above.

**10. Acknowledgment**

By signing below, the Landlord or Property Manager certifies that this Notice was prepared in compliance with Texas Property Code and is intended to be legally enforceable.

**LANDLORD / PROPERTY MANAGER SIGNATURE**

**TENANT SIGNATURE**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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