

ALABAMA 7-DAY EVICTION NOTICE

(NON-COMPLIANCE)

Date: _____

This notice is sent to _____ (“Tenant”) and further directed to all residents, occupants, subtenants, and any others in possession of the Premises.

Property Address: _____ (“Premises”)

Lease Start Date: _____ (“Lease”)

LEASE VIOLATION (DESCRIPTION):

In accordance with your Lease and the laws located in Alabama, after service on you of this notice, you are hereby given the following instructions: (check one)

- **Lease Violation.** 7 business days to cure the lease violation or vacate the Premises.
- **Same Violation Within 6 Months.** 7 business days to vacate the Premises due to the SAME violation occurring in the last 6 months.
- **2nd Violation Within 12 Months.** 7 business days to vacate the Premises due to the violation being the second occurrence in the last 12 months.
- **Possession of Illegal Drugs.** 7 business days to vacate the Premises due to the manufacture, cultivation, importation, transportation, possession, furnishing, administering, or use of illegal drugs in the Premises or in the common areas.
- **Discharging a Firearm.** 7 business days to vacate the Premises due to the illegal use, manufacture, importation, possession, furnishing, or discharging of a firearm or firearm ammunition on the Premises, except for the use or discharge of a firearm or firearm ammunition in cases of self-defense.
- **Criminal Assault.** 7 business days to vacate the Premises due to the criminal assault of a tenant or guest on the Premises of the rental property, except in cases of self-defense or the defense of a third party.



If you fail to comply with this notice and remedy the specified violations within the given timeframe, the Landlord reserves the right to pursue legal eviction proceedings against you. If such legal action is necessary, the Tenant may be liable for any damages, costs, and expenses incurred by the Landlord, including reasonable attorney's fees, as permitted by law.

Landlord Signature: _____ **Date:** _____

Print Name: _____

Address: _____

Telephone: (____) ____ - _____

E-Mail: _____



AFFIDAVIT OF SERVICE

County of _____
State of _____

Date: _____

SERVER. I, _____ (“Server”), declare under penalty of perjury that a notice for eviction was delivered and served in the following manner:

RECIPIENT. The notice for eviction was delivered to:

- a.) Defendant/Respondent: _____ (“Recipient”)
- b.) Address/Location: _____
- c.) Date: _____ Time: ____:____ AM PM

DELIVERY. The Recipient received the eviction notice by: (check one)

- **Mail.** The Server sent the eviction notice in the mail by: (check one)
 - Standard Mail
 - Certified Mail (with return receipt)
 - FedEx
 - UPS
 - Other
- **Direct Service.** The Server handed the eviction notice to a person identified as the Recipient.
- **Someone at the Residence.** The Server handed the eviction notice to someone who identified as living at the residence and stated their name is:
_____.
- **Someone at the Workplace.** The Server handed the eviction notice to someone who identified to be the Recipient’s co-worker and stated their name is:
_____.
- **Leaving at the Residence.** The Server left the eviction notice in the following area: _____.
- **Recipient Rejected Delivery.** The Server delivered the eviction notice to the Recipient in-person and did not accept delivery.
- **Other.** _____.

VERIFICATION. I declare under penalty of perjury under the laws located in this State that the foregoing is true and correct.

Server Signature: _____ Date: _____
Print Name: _____

