

KENTUCKY EVICTION NOTICE

(NOTICE TO QUIT)

Date: _____

THE PARTIES

Tenant's Name: _____ ("Tenant") and further directed to all residents, occupants, subtenants, and any others in possession of the Premises.

Property Address: _____ ("Premises")

Lease Start Date: _____ ("Lease")

TYPE OF EVICTION

(check one)

- **NONPAYMENT**. Within **7 days** of receipt, the Landlord demands the total amount due:

- Past Rent: \$ _____ For the period of: _____

- Late Fees: \$ _____ Details: _____

- Other Fees: \$ _____ Details: _____

Total Amount Due: \$ _____

Payment Instructions: _____.

If the above payment is not made within the required timeframe, the Tenant will be required to quit and deliver possession of the Premises.

- **NONCOMPLIANCE**. Within **14 days** of receipt, you are hereby required to remedy the following violation of your Lease: _____.

(check one)

- **Curable Notice**. You must notify the Landlord by the end of the notice period that you've corrected the violation or vacate and surrender the Premises within 15 days of receiving this notice. If a similar violation occurs within the next 6 months, the Landlord may terminate your Lease upon issuing this same notice.

- **Non-Curable Notice**. You must vacate the Premises within 14 days. This violation is considered recurring, as a previous notice was sent on _____ . The Landlord is exercising their right to terminate your lease, as allowed by Kentucky law for recurring violations within six months.

- **HEALTH AND SAFETY AFFECTED. NOTICE.** It has been brought to the Landlord's attention that there is a noncompliance which materially affects health and safety that can be remedied by repair, replacement, cleaning, or other curable method as described:

_____.

In accordance with Kentucky law, you have **14 days** from receipt of this notice to remedy the above-described non-compliance. Failure to do so will result in the termination of your lease and legal action to recover possession of the Premises.

- **MONTH-TO-MONTH TENANCY.** Within **30 days** of the next payment date, you are hereby required to quit and deliver possession of the Premises in accordance with your Lease.

ACKNOWLEDGMENT

By receiving this notice, you acknowledge that the Landlord is choosing to declare the forfeiture of your Lease if you fail to comply. Noncompliance will result in legal action to recover rent and possession of the property, which may lead to a judgment against you, including costs, fees, and any statutory damages permitted by law for unlawful possession.

Landlord Signature: _____ **Date:** _____

Print Name: _____

Address: _____

Telephone: (____) ____-_____

E-Mail: _____



AFFIDAVIT OF SERVICE

County of _____

State of _____

Date: _____

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

II. RECIPIENT. The notice for eviction was delivered to:

a.) Defendant/Respondent: _____ ("Recipient")

b.) Address/Location: _____

c.) Date & Time: _____ Time: ____:____ AM PM

III. 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.** _____.

IV. 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: _____

