

KENTUCKY 14-DAY NOTICE TO COMPLY OR QUIT (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”)

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

- **This is Curable Notice.** Within 14 days, you are hereby required to remedy the following violation of your Lease: _____.

This is in non-compliance with your Lease. You are hereby obligated to notify the Landlord by the end of the notice period that the violation has been cured or quit and deliver possession of the Premises on the fifteenth day after receipt. If this same or similar violation shall reoccur in the next 6 months, the Landlord has the right to terminate your Lease upon issuing this same notice.

- **This is Non-Curable Notice.** Within 14 days, you are hereby required to vacate the Premises due to the following recurring lease violation:

_____.

This is considered a recurring violation as a previous notice was sent to you on _____. Under State law, if a recurring violation occurs within a six-month period, the Landlord has the right to terminate the lease. This notice expresses the Landlord’s decision to exercise this right and declare your lease to be terminated.

YOU ARE FURTHER NOTIFIED that refusal to acknowledge this notice may result in legal proceedings to recover rent and possession of said Premises which shall result in a judgment against you including costs and necessary disbursements together with possible statutory damages as allowed by law for such unlawful detention.

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: _____

