

**NOTICE TO QUIT
(Tenancy-at-Will)**

TO _____ and ALL OTHER OCCUPANTS of
_____, _____, County of
_____, and State of Maine.

You are hereby notified to vacate on or before the expiration of seven (7) days from the date of service of this Notice, the premises at _____, _____ occupied by you pursuant to a tenancy at will which commenced on December 1, 2010, which property belongs to _____ (LANDLORD).

The reason this notice is being given to you is that you are currently seven (7) days or more in arrears in payment of your rent, that being a total of \$1,000.00 for the month of June 2011.

Since the ground for issuing this notice is non-payment of rent, you may negate the effect of this notice if you pay the full amount of rent due within seven (7) days from the date of service of this notice.

Payment by you of any amount less than the full amount due will be credited to the amount you owe, but will not negate this notice, nor shall acceptance of the payment constitute a waiver of the landlord's right to continue with the termination of your tenancy.

AFTER THE NOTICE EXPIRES, IF YOU PAY ALL RENTAL ARREARS, ALL RENT DUE AS OF THE DATE OF PAYMENT AND ANY FILING FEES AND SERVICE OF PROCESS FEES ACTUALLY PAID BY THE LANDLORD BEFORE THE WRIT OF POSSESSION ISSUES, AT THE COMPLETION OF THE EVICTION PROCESS, THEN YOUR TENANCY WILL BE REINSTATED.

If a judicial proceeding is instituted, you have the right to present a defense.

A copy of this notice is being mailed to you via first class mail.

Dated: June __, 2011

Landlord (or Attorney)

CERTIFICATE OF SERVICE

I hereby certify that on the ____ day of _____, 2011, I served in hand the original notice to _____ (a person of suitable age and discretion residing in the premises) of which the above is a true copy.

Deputy Sheriff (or Landlord)

****OR****

I attempted to serve _____ in hand on the following dates and times:

DATE: _____ TIME: _____

DATE: _____ TIME: _____

DATE: _____ TIME: _____ (left notice at dwelling)

Deputy Sheriff (or Landlord)

This sample notice is provided for informational and illustration purposes only. It is not intended as legal advice to any particular individual, or for any particular circumstances. Use of this sample by any individual does not create an Attorney/Client relationship between that individual and David J. Van Baars, Esq.