EXAMPLE ONLY. CLICK HERE to download a saveable, printable, reusable version for just $14.99.

TO: _____

TENANT NAME(S)

and all other persons in possession of the leased premises described below:

_____

ADDRESS OF RENTAL PROPERTY

_____ Maine _____

CITY **STATE** **ZIP CODE**

FROM: _____

YOU ARE HEREBY NOTIFIED that effective **30 Day** after the date this notice has been served to you, the periodic tenancy by which you hold possession of the premises is terminated, at which time you are required to vacate and surrender possession of the premises. If you fail to do so, legal proceedings will be instituted against you to recover possession of the premises, damages, and costs of suit.

YOU MUST VACATE THE PREMISES AND DELIVER UP POSSESSION BY: _____

"MOVE-OUT DATE"

If you are in doubt regarding your legal rights and obligations, you should seek legal assistance.

IN ACCORDANCE WITH MAINE REVISED STATUTES ANNOTATED TITLE 14 §6002:

A notice to terminate under this section must include language advising the tenant that the tenant has the right to contest the termination in court. Failure to include language regarding the right to contest termination in the notice to terminate is not grounds to dismiss a forcible entry and detainer action. If the landlord fails to include language required by this paragraph in a notice to terminate and the tenant does not appear at the court hearing scheduled in any forcible entry and detainer action arising from the notice to terminate, the landlord's failure to include the required language in the notice to terminate constitutes sufficient grounds to set aside any default judgment entered against the tenant for failure to appear at the court hearing. This paragraph does not limit the right of a tenant to raise as a defense in an action for forcible entry and detainer the landlord's failure to include language in the notice to terminate as required by a lease agreement or any federal or state statutes, regulations or rules affecting the tenancy.

RECORD OF SERVICE

I, _____, declare under penalty of perjury that on _____,
I served the above notice, of which this is a true copy, in the manner(s) indicated below:

- ☐ Hand delivered to the Tenant
- ☐ Given to person of suitable age and discretion at the Premises
- ☐ Conspicuously posted on the Premises
- ☐ Sent via certified mail with return receipt requested

_____

DATE