

# GEORGIA NOTICE TO PAY RENT OR QUIT / NOTICE TO VACATE

To: \_\_\_\_\_ [Tenant Full Name(s)] and ALL OTHER  
OCCUPANTS, in possession of the premises located at  
\_\_\_\_\_, [Property Address], City of  
\_\_\_\_\_, County of  
\_\_\_\_\_, State of Georgia.

YOU ARE HEREBY NOTIFIED that you are indebted to the undersigned Landlord in the sum of \$ \_\_\_\_\_  
for rent and use of the above-described premises for the period beginning \_\_\_\_\_ [start date] and  
ending \_\_\_\_\_ [end date].

## DEMAND

WITHIN 7 DAYS from the date of service of this notice, you are required to:

- (1) PAY the rent in full to the Landlord at the address listed below; OR
- (2) DELIVER UP POSSESSION of the premises to the Landlord.

If you fail to do either, the Landlord will commence legal action under Georgia law to recover possession,  
damages, court costs, and reasonable attorneys' fees as permitted by statute and the lease.

## AMOUNT DUE

Rent due: \$ \_\_\_\_\_

Period covered: \_\_\_\_\_ to \_\_\_\_\_

Total: \$ \_\_\_\_\_

(Note: This notice demands rent only. Late fees, NSF fees, attorneys' fees, and other charges are NOT  
included in this demand.)

## PAYMENT INSTRUCTIONS

Make payment payable to: \_\_\_\_\_

Deliver to: \_\_\_\_\_ [Address]

Acceptable payment methods: \_\_\_ Cash \_\_\_ Check \_\_\_ Cashier's Check \_\_\_ Electronic Transfer \_\_\_ Other:  
\_\_\_\_\_

## TENANT RIGHTS

You have the right to consult an attorney. If you cannot afford one, free or reduced-fee legal assistance may be  
available through legal aid in Georgia. You may have defenses to eviction including improper notice, retaliation,  
discrimination, breach of warranty of habitability, or rent already paid. Asserting these defenses requires timely  
action — do not delay.

You also have the right to a court hearing before being removed from the premises. The Landlord cannot  
lawfully change locks, shut off utilities, remove your belongings, or otherwise force you out without a court  
order. Self-help eviction is illegal in Georgia.

## LANDLORD / AGENT:

Printed Name: \_\_\_\_\_

Title (if Agent): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**PROOF OF SERVICE**

I, \_\_\_\_\_, served this notice on the above-named Tenant on \_\_\_\_\_ [Date] at \_\_\_\_\_ [Time] by:

\_\_\_ Personal delivery to Tenant

\_\_\_ Substituted service: leaving a copy with \_\_\_\_\_ (person of suitable age) at the premises AND mailing a copy by first-class mail to Tenant at the premises

\_\_\_ Posting on the main entry door AND mailing a copy by first-class mail to Tenant at the premises

\_\_\_ Certified mail, return receipt requested

Signature of Server: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

*DISCLAIMER: This template is provided for informational purposes only and does not constitute legal advice. Georgia eviction law has strict procedural requirements. Defective notice or service is the most common reason eviction actions are dismissed. Consult a Georgia attorney for high-value or contested cases.*