

IN THE MAGISTRATE COURT OF PULASKI COUNTY, GEORGIA

Landlord

Tenant

Address

Rental Property Address

NOTICE TO VACATE AND DEMAND FOR POSSESSION

DATE OF NOTICE: _____

Effective July 1, 2024, under HB 404 – Safe at Home Act, landlords in the state of Georgia must serve tenants with a 3-day written demand for possession *before* filing a dispossessory action. This letter serves as your official 3-Day Demand Notice.

Pursuant to OCGA § 44-7-50, you have three (3) business days from the date of this notice to

1. Vacate and surrender possession of the above-listed rental property, or
2. Pay all outstanding amounts owed (if the landlord seeks possession for failure to pay rent, late fees, utilities, or other charges). As of the date of this notice, **the total amount due is: \$**_____.

If you fail to vacate or pay the full amount within the three (3) business day period, the **landlord will initiate a dispossessory (eviction) action** on the *fourth* business day following the date of this notice.

LANDLORD'S PROOF OF SERVICE

On the above shown "Date of Notice," I placed a copy of this document in a sealed envelope that I posted in a clearly visible location on the door of the above-listed rental premises and (if applicable) an additional copy was delivered via the method(s) stated in the rental agreement.

Signature of Landlord/Agent

Printed Name of Landlord/Agent