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PATRICK M. GROULX

Date

Tenant's Name
Tenant's Address, Unit #
City, MA Zip Code

NOTICE TO QUIT TERMINATING TENANCY AT WILL

Dear Mr./Ms. Tenant's Last Name:

You are hereby notified to quit and deliver up at the expiration of that month next following your receipt of this notice, the premises which you occupy, to wit:

The entire premises located at Tenant's Address, Unit #, City, Massachusetts, together with all the landlord's appurtenances thereto belonging.

If you remain in the above unit on the date specified for termination, we may seek to enforce termination only by bringing a judicial eviction, at which time you may present a defense; you may be required to pay court costs and attorney's fees if it is instituted.

You are hereby notified to produce this notice at any court where this case may be heard.

All monies paid by you hereafter will be accepted solely for the use and occupancy of the aforementioned premises and are received with a reservation of all the rights under this Notice to Quit in any eviction proceedings based thereon. No tenancy is intended to be created by the acceptance of such monies or by any other act or failure to act on our part.

Very truly yours,

Signature

COMMONWEALTH OF MASSACHUSETTS

_____, ss. _____, _____

I, _____, on this day, _____, served the within names
_____, a notice, (by giving to him/her in hand) (by leaving
at his/her last and usual place of abode) (with any adult member of the household) the
(original)(Copy) of the within notice.

Said service was made at _____, Massachusetts. Afterwards, on the
same day, I mailed a second copy hereof to such place of abode.

Printed name of person serving

Signature

Witness

*** Please note: this sample form is provided for educational purposes only and should not be used without first consulting with an attorney about the specific facts of your case. The provision of this document or any collateral material is not intended to create, nor does it create, an attorney-client relationship.***