

48-HOUR NOTICE TO ENTER (LANDLORD TO TENANT)

48-HOUR NOTICE TO ENTER PREMISES

I. NOTICE INFORMATION

Date of Notice: _____ day of _____, 20____

TO TENANT(S):

REGARDING THE PREMISES LOCATED AT:

Address: _____

City: _____ State:

_____ Zip Code:

(Hereinafter referred to as the "Premises")

II. NOTIFICATION OF ENTRY

PLEASE TAKE NOTICE that the Landlord, or the Landlord's authorized agent, intends to enter the Premises identified above. This document serves as formal notification provided at least

forty-eight (48) hours prior to the intended entry, in compliance with applicable state laws and the Lease Agreement governing the Premises.

III. DATE AND TIME OF ENTRY

The entry will occur on the following date and within the following time window:

Date of Entry: _____ day of _____, 20____

Time of Entry:

Between the hours of _____ ☐ AM ☐ PM and
_____ ☐ AM ☐ PM.

IV. PURPOSE OF ENTRY

The Landlord or authorized agent is entering the Premises for the following reason(s) (check all that apply):

☐ **Routine Inspection:** To inspect the Premises for damages, lease compliance, or safety hazards.

☐ **Repairs and Maintenance:** To perform necessary or agreed-upon repairs, decorations, alterations, or improvements.

☐ **Services:** To supply necessary or agreed-upon services.

☐ **Showings:** To exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors.

☐ **Governmental Inspection:** To comply with local building or housing code inspections.

☐ **Court Order:** Pursuant to a court order.

☐ **Other:**

V. DETAILS OF WORK OR INSPECTION

Description of specific work to be performed or areas to be inspected:

VI. ENTRY CONDITIONS

The Landlord or agent will enter the Premises under the following conditions:

☐ The Landlord/Agent has a key and will knock before entering. The Tenant is not required to be present.

☐ The Tenant must be present to provide access.

☐ The Landlord/Agent will be accompanied by the following contractor/individual:

VII. GOVERNING LAW

This Notice is issued in accordance with the laws of the State of _____ and the terms of the Lease Agreement currently in effect.

VIII. LANDLORD CONTACT INFORMATION

If the date or time listed above is inconvenient, or if you have questions regarding this notice, please contact the Landlord or Property Manager immediately at:

Phone: _____

Email: _____

IX. LANDLORD SIGNATURE

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

Title (if applicable): _____

*

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that I served the above 48-Hour Notice to Enter Premises on the Tenant(s) named above on the _____ day of _____, 20____, by the following method (check one):

☐ Personal Delivery: **By handing the notice personally to the Tenant.**

☐ Substituted Service: **By handing the notice to a person of suitable age and discretion at**

the Tenant's residence or business.

Name of person served: _____

☐ Posting: **By posting the notice in a conspicuous place on the Premises (e.g., the front door).**

☐ Mail: **By sending the notice via First Class Mail, postage prepaid.**

Signature of Server: _____

Date: _____ day of _____, 20____

Print Name: _____

*

NOTARY ACKNOWLEDGMENT

State of _____

County of _____

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared _____ (Name of Landlord/Server), known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public: _____

Date: _____ day of _____, 20____

Print Name: _____

(Seal)

My Commission Expires: _____ day of _____, 20____