**EXHIBIT 1 – CONVENTIONAL HOUSING**

**EXAMPLE OF 14 DAY NOTICE FOR CURABLE VIOLATION**

**APARTMENT NAME**

**ADDRESS**

**CITY, STATE, ZIP**

**(865) TELEPHONE**

**DATE**

**VIA HAND DELIVERY**

**AND U.S. MAIL**

Tenant Name(s)

Address

Apartment Number

City, State, Zip

***Re: 14 Day Notice of Conditional Termination of Lease***

Dear (Tenant Name/s):

This notice is being sent to you pursuant to the terms of your lease and the Tennessee Uniform Residential Landlord and Tenant Act (“URLTA”), T.C.A. §66-28-505 “*Noncompliance by Tenant.”* You are in breach of your obligations under the URLTA and the lease agreement for the following reason(s):

|  |  |
| --- | --- |
| \_\_\_\_\_\_ Failure to Pay rent | \_\_\_\_\_ Housekeeping |
| \_\_\_\_\_\_ Excessive Noise | \_\_\_\_\_ Unauthorized Person / Guest |
| \_\_\_\_\_\_ Damage to Property | \_\_\_\_\_ Disturbing / Harassing other  Persons on the Property |

Other Reason:

Specifically, *on October 1, 2018 an inspection of your apartment revealed excessive damage to the apartment unit beyond normal wear and tear. You now owe $\_\_\_\_\_\_\_\_\_\_\_\_\_\_ for repairs made to the unit.*

As a result of these violations of your lease agreement, your rental agreement will terminate on the 14th day following your receipt of this notice, unless you pay $\_\_\_\_\_\_\_\_\_\_\_ for the damage to your unit within 14 days of receipt of this notice, and if no further incidents or conditions of these types occur within the next six months.

Accordingly, you have 14 days to pay $\_\_\_\_\_\_\_\_\_\_\_\_ for the damages and cure the violation. In addition, you must schedule an appointment with management within the next 14 days to verify compliance with this notice, and ensure that the breaches of the lease have ceased. Otherwise, your lease will terminate on (insert date), and legal proceedings will be brought to evict you. You have the right to discuss this notice with management. If an eviction is brought, you have the right to defend against eviction in court.

All payments of rents made after the date of this letter are accepted only with a full reservation of the landlord’s rights to proceed hereunder.

Should you have any questions, please contact the undersigned.

Sincerely,

, Manager

***XYZ Apartments***