**EXHIBIT 10 – SUBSIDIZED HOUSING**

**EXAMPLE OF 3 DAY NOTICE FOR NON-CURABLE LEASE VIOLATIONS**

**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: 3 Day Notice of Termination of Lease***

Dear (Tenant Name/s):

 This letter is to notify you that your lease is terminated effective at the end of the third (3rd) day following delivery of this notice to you, pursuant to the Uniform Residential Landlord and Tenant Act (“URLTA”), T.C.A. § 66-28-517 and the Lease, “*Termination by landlord for violence or threats to health, safety, or welfare of persons or property.”* You are in violation of your lease agreement for the following reason(s):

|  |  |
| --- | --- |
| \_\_\_\_\_\_ Drugs/Drug Related Activity | \_\_\_\_\_ Threats |
| \_\_\_\_\_\_ Assault | \_\_\_\_\_ Destruction of Property |
| \_\_\_\_\_\_ Criminal Activity | \_\_\_\_\_ Unsanitary Conditions |

 Specifically, *this termination is based on your discharge of a firearm from the balcony of your apartment on or about October 1, 2018.*

 Accordingly, if you have not totally vacated your apartment with no damage to the unit and returned the keys to management by 5:00 p.m. on (insert date) , legal proceedings will begin immediately to evict you. You have the right to discuss this Notice with management and the right to defend against eviction proceedings 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.

 Sincerely,

 , Manager

 ***XYZ Apartments***