**EXHIBIT 2 – CONVENTIONAL HOUSING**

**EXAMPLE OF 7 DAY NOTICE FOR REPEATED CURABLE 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: 7 Day Notice of Termination of Lease for Repeat Lease Violation***

Dear (Tenant Name/s):

This notice is being delivered to you pursuant to the terms of your lease and the provisions of 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, *you have been repeatedly warned about excessive noise. Most recently, on October 1, 2018 at 2:00 a.m. you were playing your stereo loud enough for your neighbors to hear. You received a prior notice dated August 1, 2018 (copy enclosed) for this violation.*

As a result of your repeated failure to cure this lease violation, your Lease will terminate on the 7th day following your receipt of this Notice. For compliance with this Notice, you must vacate your apartment, arrange for a move-out inspection with management, and turn in your keys within the next 7 days. Otherwise, your lease will terminate on (insert date) , and legal proceedings will be brought to evict you.

You will continue to be liable for the payment of rent until you vacate the apartment and return possession to management.

You have 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***