**EXHIBIT 3 – CONVENTIONAL HOUSING**

**EXAMPLE OF 14 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: 14 Day Notice of Termination of Lease***

Dear (Tenant Name/s):

 This is to notify you that your lease is terminated effective in fourteen (14) days following delivery of this letter to you, pursuant to the 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):

|  |  |
| --- | --- |
| \_\_\_\_\_\_ Criminal Activity | \_\_\_\_\_ Drugs / Drug Related Activity |
| \_\_\_\_\_\_ Housekeeping | \_\_\_\_\_ Unauthorized Person / Guest |
| \_\_\_\_\_\_ Destruction of Property | \_\_\_\_\_ Disturbing / Harassing other  Persons on the Property |
| \_\_\_\_\_\_ Excessive Noise | \_\_\_\_\_ Fraud |

 Other Reason:

 Specifically, *this termination is based on the condition of your apartment and your failed apartment inspection on or about October 1, 2018* (*pictures attached).*

As a result of this serious and non-curable violation, your lease will terminate fourteen (14) days from the delivery of this notice. Accordingly, if you have not totally vacated your apartment with no damage to the unit, and returned keys to management by 5:00 P.M. on (insert date), legal proceedings will begin immediately to evict you.

 If an eviction is brought you have the right to defend against it 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***