**EXHIBIT 10**

**SAMPLE 14-DAY NOTICE OF TERMINATION OF LEASE – VIOLENT ACTS**

**(NON-URLTA) – Subsidized**

**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 letter is to notify you that your lease is terminated effective at the end of the fourteen (14th) day following delivery of this notice to you, pursuant to Tennessee Code Annotated § 66-7-109(a)(1). You are in violation of your lease agreement for the following reason(s):

\_\_\_\_\_\_ Tenant neglect or refusal to pay rent

 \_\_\_\_\_\_ Damage beyond normal wear and tear

 \_\_\_\_\_\_ Violent act

 \_\_\_\_\_\_ Action that constitutes or threatens to be a real and present danger to health, safety or welfare

Other Reason:

 Specifically, this termination is based on *(Set forth the specifics of the violence, or threats here. For example: your discharge of a fire arm from your balcony 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.

 You have ten (10) days to meet with management to discuss this letter. All payments of rent 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***