**EXHIBIT 2**

**SAMPLE 14-DAY NOTICE – REPEAT DEFAULTS FOR NONPAYMENT OR DAMAGE BEYOND NORMAL WEAR AND TEAR**

**(NON-URLTA) – Conventional**

**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 for Repeat Violation***

Dear (Tenant Name/s):

This notice is being delivered to you pursuant to Tennessee Code Annotated § 66-7-109 and the terms of your Lease. You are in breach of your lease agreement for the following reason(s):

|  |  |
| --- | --- |
| \_\_\_\_\_\_ Failure to Pay rent | \_\_\_\_\_ Damage to Property Beyond Normal  Wear and Tear |

Specifically, *you have been repeatedly caused damage to your apartment unit. Most recently, on October 1, 2018, you were burning multiple candles in your apartment which caught a portion of the carpet on fire. You have received a prior notice dated August 1, 2018 (copy enclosed) for previous damage to the apartment beyond normal wear and tear.)*

As a result of your repeated failure to cure this lease violation, your Lease will terminate on the 14th 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 14 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.

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***