**EXHIBIT 3**

**SAMPLE 30-DAY NOTICE OF TERMINATION OF LEASE**

**(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: 30-Day Notice of Termination of Lease***

Dear (Tenant Name/s):

 This is to notify you that your lease is terminated effective in thirty (30) days following delivery of this letter to you, pursuant to Tennessee Code Annotated § 66-7-109(b). You are in breach of your obligations for the following reason(s):

|  |  |
| --- | --- |
| \_\_\_\_\_\_ Noncompliance with Lease | \_\_\_\_\_ Drugs / Drug Related Activity |
| \_\_\_\_\_\_ Excessive Noise | \_\_\_\_\_ Unauthorized Person / Guest |
| \_\_\_\_\_\_ Damage to Property | \_\_\_\_\_ Disturbing / Harassing other  Persons on the Property |

 Specifically, *on October 1, 2018 police were called to your apartment at 2 am due to excessive noise from the fifty people in your apartment.*

As a result of this violation, your lease will terminate thirty (30) 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.

 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***