**EXHIBIT 4**

**EXAMPLE OF 3 DAY NOTICE FOR THREATS TO HEALTH, SAFETY & WELFARE**

**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: 3 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 third (3rd) day following delivery of this notice to you, pursuant to the terms of your Lease and T.C.A. § 66-7-109, *Termination of tenancy for violent acts committed by tenant or any other person on the premises with the tenant’s consent.* You are in breach of your obligations under your lease for the following reasons:

|  |  |
| --- | --- |
| \_\_\_\_\_\_ Drugs/Drug Related Activity | \_\_\_\_\_ Threats |
| \_\_\_\_\_\_ Assault | \_\_\_\_\_ Destruction of Property |
| \_\_\_\_\_\_ Criminal Activity | \_\_\_\_\_ Unsanitary Conditions |

Specifically, *this termination is based on your discharge of a firearm from the balcony of your apartment 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.

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***