**EXHIBIT 5**

**SAMPLE 14-DAY NOTICE OF TERMINATION OF LEASE – VIOLENCE OR THREATS**

**(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***

Dear (Tenant Name/s):

 This letter is to notify you that your lease with (Apartment Name) is terminated effective at the end of the fourteenth (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:

 *(Set forth the specifics of the violence, or threats here. For example: your discharge of a firearm 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.

 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***