**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 notice is being sent to you pursuant to the terms of your lease and the Tennessee Uniform Residential Landlord and Tenant Act (“URLTA”), T.C.A. §66-28-505 “*Noncompliance by Tenant.”* You are in breach of your obligations under the URLTA and the lease agreement for the following reason(s):

 \_\_\_\_\_ Non-Payment of Rent \_\_\_\_\_ Non-Payment of Damage Charges

 \_\_\_\_\_ Material Noncompliance With Terms of the Lease Agreement

 \_\_\_\_\_ Material Failure to Carry Out Obligations Under the URLTA

 \_\_\_\_\_ Criminal and/or Drug Related Activity

 \_\_\_\_\_ Other Good Cause

 Specifically, *On September 1, 2013 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.

 You have ten (10) days to meet with management to discuss this letter. If an eviction is brought you have the right to defend against it 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***