APARTMENT NAME

ADDRESS

CITY, STATE, ZIP

PHONE

DATE

**VIA HAND DELIVERY**

**AND U.S. MAIL**

Tenant Name(s)

Address

Apartment Number

City, State, Zip

 Re: Notice of Default for Non-Payment of Rent

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 lease due to your failure to pay rent for the month(s) of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in the amount of \_\_\_\_\_. Rent is due on the first day of the month, and the grace period for payment has expired. Please immediately contact the office to make arrangements to pay your balance.

 **There are no federal or state laws that are intended to provide rent forgiveness or that will absolve you of your responsibilities under the lease agreement.** If your delay in paying rent is related to difficulties or hardships created by the COVID-19 pandemic, please contact management via phone or email as soon as possible to discuss your options and the implementation of a repayment plan. Management can be reached at (865) xxx-xxxx or \_\_\_\_\_@\_\_\_\_\_.com.

 If you dispute this notice of violation, you have ten (10) days to meet with management to discuss this letter. All payments of rent made after the date of this letter are accepted with a full reservation of the landlord’s rights to proceed hereunder.

 Sincerely,

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Property Manager