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.** However,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.

 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