**APARTMENT COMPLEX**

Address

City/State/Zip

Phone Number

DATE

***VIA HAND DELIVERY***

***AND U.S. MAIL***

TENANT NAME

ADDRESS

APARTMENT

CITY, STATE, ZIP

 ***Re: 14 Day Notice of Conditional Termination of Lease for Nonpayment 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 the lease agreement for the following reason:

**FAILURE TO PAY RENT**

 Specifically, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Apartments has received payment for your past due rent through July 31, 2020. However, you have failed to pay rent for August 2020 and currently owe $\_\_\_\_\_\_\_\_\_\_\_\_\_\_ for August rent and late fees.

As a result of this violation of your lease agreement, your rental agreement will terminate on the 14th day following your receipt of this notice, unless you pay $\_\_\_\_\_\_\_\_\_\_\_ within 14 days of receipt of this notice, and if no further incident or condition of this type occurs within the next six months.

 Otherwise, your lease will terminate on **\_(insert date of 30-day notice sent in July)** , and legal proceedings will be brought to evict you. Please note that the 14-day termination date on this notice is the same date that was set forth in the prior 30-day notice sent to you at the end of July.

You have the right to discuss this notice with management. If an eviction is brought, you have the right to defend against eviction 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. Should you have any questions, please contact the undersigned.

 Sincerely,

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Manager

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Apartments