

Date: _____

To: _____

Property Name: _____
Address: _____

Telephone: _____
TDD: 711

RE: Notice of Lease Termination
(Non-Payment of Rent)

Dear _____ & Occupants

Pursuant to: a) Rural Development Regulations
b) Illinois law, and
c) Your Lease with _____ Apartments

Please be advised of the following:

1. Your tenancy is hereby terminated effective _____, unless payment is made on or before this termination date. Only FULL PAYMENT of the rent demanded in item #2 below will waive the landlord's right to terminate the lease under this notice, unless the landlord agrees in writing to continue the lease in exchange for receiving partial payment.
2. In accordance with your lease, the grounds for this termination of your tenancy is your substantial violation of your lease by your failure to pay your rent for the month(s) of _____
_____. As of the date of this letter, you are in arrears in the amount of \$_____.
3. In the event that you remain in the leased unit after the date of termination, then your landlord may seek to enforce the termination only by bringing a judicial action, at which time you may present a defense.
4. Please consider this letter prior notice that in the event your lease is reinstated, that late payment of rent will henceforth constitute a basis for termination of your tenancy.
5. You have five (5) days from the date of this letter to respond in writing regarding this termination of your tenancy. All replies must be directed to _____, Regional Property Manager, P. O. Box 99564, Louisville, Kentucky 40269-0564 or by telephone at (502) 491-2422. (Illinois Hearing Impaired Relay #711). Persons with disabilities have the right to request reasonable accommodations to participate in the hearing process.
6. Your landlord does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

Sincerely,

On-Site Manager

cc: File
Copies sent first-class mail and hand delivered