

Date: _____

HUD

- 1) Kentucky URLTA jurisdiction
- 2) Non-payment of rent
- 3) Date of termination may be no sooner than 8 days from date of letter

To: _____

Property Name: _____

Address: _____

Telephone: _____

TDD: 711

RE: Notice of Conditional Lease Termination

Dear _____ & Occupants:

Pursuant to:

- a) Housing and Urban Development Regulations
- b) Kentucky law, and
- c) Your Lease with _____ Apartments, please be advised of the following:

1. Subject to the conditions set out hereinbelow, your Lease and tenancy is terminated on _____.
(Eight days from date of letter)
2. The grounds for this conditional termination of your tenancy is your material violation of your Lease by your failure to pay your rent for the month(s) of _____. As of the date of this letter, the balance due on your rent account is _____, plus you owe _____ in late fees.
3. This letter is your formal notice that unless your rent is paid in full within seven (7) days, your failure to do so will be a sufficient basis for the Landlord to terminate your Lease and tenancy on the date specified above.
4. If you remain in the leased unit on the date specified for termination, the Landlord (owner) may seek to enforce the termination only by bringing a judicial action, at which time you may present a defense. You have the right to defend the action in Court.
5. 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.
6. You have ten (10) days within which to respond to the Landlord (owner) or to discuss this conditional termination of your tenancy with the Landlord (owner). The ten (10) day period will begin on the earlier of the date this notice was hand-delivered to your unit or the day after the date this notice was mailed. If you request a meeting, the Landlord (owner) agrees to discuss this conditional termination with you. All replies and requests for meetings must be directed to _____ P. O. Box 99564, Louisville, Kentucky 40269-0564, or by telephone at (502) 491-2422. (Kentucky Hearing Impaired Relay #711). Persons with disabilities have the right to request reasonable accommodations to participate in the hearing process.
7. 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 & hand delivered