

Date: \_\_\_\_\_

HUD

- 1) Kentucky Non-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 Prospective 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. Your Lease and tenancy will be terminated on \_\_\_\_\_.  
*(Eight days from date of letter)*
2. The grounds for this prospective 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. 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.
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 ten (10) days within which to respond to the Landlord (owner) or to discuss the prospective 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 prospective 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.
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.
7. Under the terms of the Lease and the applicable laws, you must pay your rent, in full, within seven (7) days, or your failure to do so will be a sufficient basis for the Landlord to terminate your Lease on the date specified above.

Sincerely,

On-Site Manager

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