

TENNESSEE 14-DAY NOTICE TO QUIT | NON-COMPLIANCE

Date: _____ (mm/dd/yyyy)

To: _____ (Tenant Name(s))

Rental (Premises) Street Address: _____ Unit #: _____

City: _____ State: Tennessee

You are hereby notified that you have seriously violated your rental agreement or your duties under the law. The violation(s) is/are as follows:

☐ - **OPTION 1:** If you do not remedy the violation(s) listed above by doing the following: _____, within fourteen (14) days of the date you receive this notice your tenancy will terminate and you will be required to move out by _____ at _____ ☐ AM ☐ PM. If you have not remedied the problem(s) and have not moved out by the date above, a lawsuit may be filed to evict you. If you remedy the problem(s) within fourteen (14) days, you may stay. If the same problem occurs again within six (6) months, you may be given a notice to terminate the tenancy and you will NOT be given an opportunity to fix the problem.

☐ - **OPTION 2:** Since this is substantially the same violation for which you were previously given notice within the past six (6) months on _____, I am electing to terminate your tenancy on _____, which is not less than fourteen (14) days from the date you received this notice. (Not applicable to counties governed by the Uniform Residential Landlord Tenant Act.)

Landlord / Agent Signature: _____ Printed Name: _____

- - - - - CERTIFICATE OF SERVICE - - - - -

I certify that on _____ (mm/dd/yyyy) I served this notice to _____ (Tenant / Recipient name) by:

- ☐ - Delivering it personally to the person in possession of the Premises.
- ☐ - Delivering it to the Premises to a member of the Tenant's family or household or an employee of suitable age and discretion with a request that it be delivered to the person in possession of the Premises.
- ☐ - Certified first-class mail addressed to the person in possession of the Premises.

Landlord / Agent Signature: _____