

TENNESSEE FOURTEEN (14) DAY NOTICE TO COMPLY OR VACATE

TO TENANT(S): _____
AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED
AT: _____
_____ City: _____, State: Tennessee, Zip Code: _____

PLEASE TAKE NOTICE that you or others in possession of the premises have violated the rental agreement dated _____ in the following manner:

Damage to premises by Tenant(s), other occupants or guests, beyond normal wear and tear.

Total Balance Due: \$ _____. Any payments accepted on or after the date of this notice shall not waive this notice or any subsequent eviction.

Additional Information about the Damage to the Premises: _____

Please take notice that you and all other occupants must correct the above mentioned lease violations by either paying the balance due or repairing the damage; if the tenant(s) adequately remedy the breach prior to the date specified in this notice, the rental agreement shall not terminate. If the tenant(s) do not adequately correct the breach, the tenant(s) must move out and deliver possession of the premises to the undersigned Landlord within fourteen (14) days, on _____.

If another noncompliance notice is given for substantially the same act or omission to the above named tenant(s), which recurs within six (6) months, your tenancy will be terminated upon fourteen (14) days written notice.

THIS NOTICE IS IN ACCORDANCE WITH TENNESSEE CODE § 66-7-109.

Dated this _____ day of _____, 20____

(Signature of Landlord) (Landlord's Printed Name)

(Landlord's Address, City, State, Zip Code)

(Landlord's Telephone Number)

**DECLARATION OF SERVICE OF
NOTICE TO COMPLY OR VACATE**

I, _____, declare:

1. I am now, and at all times mentioned herein, a citizen of the United States, resident of the State of _____, over the age of eighteen years. I make this declaration based on my own personal knowledge. I am competent to testify to the matters herein.

2. On _____, 20____, at approximately _____ am/pm, I served a Notice to Comply or Vacate to the Premises located at:

_____, in _____ County,
Tennessee, State, by:

- a) personally handing a true and correct copy to _____, tenant under The Lease, (hereinafter the "Tenant"); **OR**
- b) personally handing a true and correct copy to _____, a person of suitable age and discretion who was then resident therein, accepting same on behalf of Tenant, and mailing a copy of the notice addressed to the Tenant; **OR**
- c) posting a copy of the Notice to Comply or Vacate in a conspicuous place at the premises, there being no one of suitable age and discretion located on the premises, and mailing a copy of the notice addressed to the Tenant; **OR**
- d) sending the notice electronically in accordance with the Rules of Civil Procedure.

I declare under penalty of perjury of the laws of the State of Tennessee that the foregoing is true and correct.

DATED this ____ day of _____, 20____, in the city of _____,
Tennessee.

_____, Declarant
(Signature)

(Print Name)