**Apartment Name**

**Date**

**First Name** **Last Name**

**Street Address, City, State Zip**

Re: **Notice to Vacate**

Dear  **Last Name**:

You and/or other occupancy/guests have violated the HUD Model lease as noted below:

Dates occurred: **Date**

Lease paragraph or rule numbers violated: **Citation**

Names of persons involved (if known): **First and Last Name(s)**

State what occurred (attach additional pages if necessary): **Summary (See Page 2 if needed)**

You are in material noncompliance with the HUD Model Lease. We are therefore exercising our right under the lease to terminate your rights of occupancy and possession. You are still liable for rent and other charges you may owe under the lease. As of the date of this Notice, the current amount due to the Development is **Amount**. Demand for possession is hereby made and you are hereby given notice to vacate the premises on or before 11:59 p.m., **Date.** Remaining in the unit on the termination date may result in the owner seeking to enforce the termination in court, at which time you may present a defense. Delay or postponement by us to take such action does not waive our rights. This notice to vacate is unconditional.

**Apartment Name** participates in the HUD Section 811 Project Rental Assistance Program regulated by the U.S. Department of Housing and Urban Development (HUD) and the Texas Department of Housing and Community Affairs (Department) and is subject to HUD and Department regulations requiring us to inform you of the following:

1. You are being issued this notice of lease termination because: **State Reason**.
2. You have 10 days from the date of issuance of this letter to discuss the termination of tenancy with **Name or Organization Contact Info**. (Must be someone other than the person issuing this notice.)
3. If you are a person with a disability and if there is a reasonable accommodation that you would like to request in response to this notice, you have the right to do so under the Fair Housing Act by contacting: **Name or Organization Contact Info**.
4. You may have certain protections under the Violence Against Women Act (VAWA). If you are a victim of domestic violence, sexual assault, dating violence or stalking, you as well as members of your family, may have protection from being denied housing or from losing housing as a consequence of domestic violence, sexual assault, dating violence or stalking.

Notice served by:

1. First Class Mail, Certified Mail or Registered Mail, as well as one of the following;
	* Hand delivered to any one of the residents named above or;
	* Hand delivered to any person age 16 or older residing in the unit or;
	* Posted on the inside of the dwelling’s main entry door.

Owner Representative: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_