**Apartment Name**

**Date**

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

**Street Address, City, State, Zip**

Re: **Advance Notice of Lease Termination at End of Lease Term or Notice of Non-Renewal**

Dear  **Last Name**:

Your current HUD Model Lease contract ends on **Date**. According to the advance notice provision of your lease, we are issuing this letter to provide sufficient notice that your lease will not automatically renew month-to-month. We request that you move out and return possession of your dwelling unit to us on **Date**. 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**. Please consider this letter as lawful notice to vacate on that date.

**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**:** **Must state reason.**
2. Remaining in the unit on the termination date specified above may result in the owner seeking to enforce the termination in court, at which time you may present a defense.
3. 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.)
4. 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**.
5. 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.

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Owner Representative and Date