120 DAY

NOTICE TO TERMINATE TENANCY

(Substantial Rehabilitation/Change in Use)

TO: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

AND ALL OTHERS OCCUPYING THE PROPERTY LOCATED AT:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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 YOU ARE HEREBY NOTIFIED that you must comply with this notice by \_\_\_\_\_\_\_\_\_\_, which is at least 120 days from the date of this notice and is the last day of lease or last day of rental period following end of initial lease, and on that day, you will be required to surrender possession of the premises to the Landlord.

The reason(s) for this termination is/are as follows:

**[ ]**  **Substantial Rehabilitation**

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 **[ ]**  **Change in Use**

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 If you do not surrender possession of these premises on or before the date set forth above, judicial proceedings will be instituted for your eviction.

Under applicable HUD Regulations you are hereby notified of your legal rights as follows:

You have the right to defend this action in a court of law, and if you are disabled, you have the right to a reasonable accommodation to participate in the hearing process.

You have 10 days to discuss this termination with the landlord. The 10-day period begins on the date this notice is delivered to you. If your lease or the rules of your tenancy grant it, you will have the right to examine documents related to this matter, and a right to a grievance hearing.

If the lease violation(s) detailed herein is/are the result of domestic violence, dating violence, sexual assault or stalking, we want to ensure that you understand your protections under the Violence Against Women Act (VAWA). VAWA protections are not only available to women but are available equally to all individuals regardless of sex, gender identity, or sexual orientation. HUD’s Notices under VAWA are attached to this notice. If this is applicable to you and you wish to exercise your rights under VAWA, you may do so by completing and submitting the Certification for (or other form of Alternate Documentation as specified in the Notice and Certification) so it is received in the management office no later than 14 business days from the date of your receipt of this notice.

 DATED: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (Name of Landlord)

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (Signature)