TENNESSEE FOURTEEN-DAY NOTICE TO PAY RENT OR VACATE

RENT NONPAYMENT / NOTICE

Tenn. Code Ann. 66-28-505; 66-7-109

Ordinary residential nonpayment; fourteen-day opportunity to remedy. Special cases and longer protections remain.

01 TENANT & RENTAL PROPERTY

To: tenant name(s), and any unknown occupants

Tenant mailing address

Rental property address (community / unit, city, TN and ZIP)

Notice / rent balance date

Payment / termination date (full applicable notice)

02 LANDLORD / AGENT

Landlord / agent name

Landlord / agent phone number

Landlord / rent recipient mailing address

03 UNPAID RENT DEMANDED

Rent period / due date	Rent charged ($)	Paid / credited ($)	Unpaid rent ($)

TOTAL UNPAID RENT DEMANDED ($) - no separate fees or other charges included

04 NOTICE / TENANT RIGHTS

Notice of unpaid rent and termination unless remedied. The TOTAL UNPAID RENT stated above is due and unpaid for the identified premises and rent periods. This nonpayment is the breach described in this notice. Pay that rent in full using the instructions below within fourteen days after receipt of this notice and by the payment / termination date above, which must allow the full applicable period. If the breach is adequately remedied within that period, the rental agreement will not terminate for this stated breach. Otherwise, the landlord gives notice of termination on that date and may seek possession through lawful court process. This notice is not an eviction order.

Tennessee requirements and tenant rights. This notice offers the ordinary fourteen-day opportunity to remedy nonpayment under the applicable residential framework, Tenn. Code Ann. 66-28-505 or 66-7-109. It does not invoke a notice waiver or a special repeat-default route. Any applicable grace period, longer lease or federal notice requirement, defenses and payment agreements remain. Where the Uniform Residential Landlord and Tenant Act applies, the tenant must request repairs in writing and obtain the landlord's prior written authorization before performing repairs to remedy a breach. Only unpaid rent is demanded here, not separate fees or court costs. Acceptance of payment and other circumstances may affect the parties' rights. Only lawful court process can recover possession. Creating, signing, downloading or sharing this file does not establish receipt, legally sufficient service or a court filing.

PAYMENT INSTRUCTIONS (recipient, method and location)

ADDITIONAL TERMS (optional; cannot override applicable law)

Landlord / agent signature

Signer name / capacity

Date signed

Tennessee Landlord Guide

Using the rent notice | Landlord reference only

Fill out online

Keep this guide out of the notice provided to the tenant. Required companion forms remain separate; this guide does not replace them.

Coverage and the ordinary fourteen-day route

Tennessee's URLTA does not cover every tenancy; section 66-28-102 governs its reach. The ordinary nonpayment routes reviewed under 66-7-109(a)(1) and 66-28-505(a)(2) use fourteen-day written notice protections. Repeat-default and valid-waiver situations are different and are not automatically selected here.

Do not turn a due date into proof of receipt

Use the actual receipt and delivery facts to allow the applicable period. Do not infer service from a signature, download or shared file. A payment deadline chosen in the tool does not decide the effect of a lease waiver or a special notice rule.

Keep conditional remedy language intact

Under the reviewed URLTA text, remedy language can involve repairs or payment of damages and requires written authorization for certain tenant repairs. Preserve the notice's conditional wording. Do not promise that a tenant may perform any repair unilaterally or that all post-deadline payments have one fixed effect.

Source and preparation note

This focused guide uses the official code materials and legislative history identified in the review. Access to the current consolidated online code was limited; verify the latest applicable compilation before relying on a special waiver, repeat-default or delivery rule. Keep the lease, ledger and actual notice record.

Official sources

Official 2024 code-bill volume: section 66-7-109

Official legislative history: SB1787 (108th Assembly)

HB1345 (114th Assembly): proposed seven-day change and status