

[Your Name]
[Your Address]
[City, State, Zip Code]
[Phone Number]
[Email Address]

[Date]

[Tenant Name]
[Property Address]
[City, State, Zip Code]

RE: NOTICE OF LEASE TERMINATION DUE TO MATERIAL BREACH - SEVERE PROPERTY DAMAGE

Dear [Tenant Name],

This letter serves as formal notice that I am terminating your lease agreement dated [Lease Start Date] for the property located at [Property Address], effective [Termination Date].

This termination is based on a material breach of the lease agreement, specifically regarding the maintenance and preservation of the premises. Upon inspection on [Date of Discovery], the following severe damage was documented:

- [Description of specific damage #1]
- [Description of specific damage #2]
- [Description of specific damage #3]

This damage exceeds normal wear and tear and constitutes a direct violation of Section [Number] of your lease agreement. Due to the severity of these damages and the resulting impact on the safety and integrity of the property, the breach is considered incurable.

You are required to vacate the premises and return all keys no later than [Time] on [Termination Date]. Please ensure all personal belongings are removed by this time.

A final move-out inspection will be conducted. An itemized list of repair costs will be provided to you, and these costs will be deducted from your security deposit. If the cost of repairs exceeds the security deposit, I reserve the right to pursue legal action to recover the remaining balance.

Please contact me immediately to coordinate the move-out process.

Sincerely,

[Your Signature]

[Your Printed Name]