

**TERMINATION NOTICE DUE TO NATURAL DISASTER OR CATASTROPHE  
FOR TDHCA-REGULATED AFFORDABLE HOUSING**

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_  
(Name of all residents)

\_\_\_\_\_  
(Street address and dwelling unit number, if applicable)

\_\_\_\_\_  
(City, State, Zip)

Re: Unilateral notice terminating right of occupancy  
and notice to vacate due to casualty loss regarding  
TAA Lease Contract dated \_\_\_\_\_ between  
residents named above and \_\_\_\_\_  
\_\_\_\_\_ (owner).

Dear Resident(s):

Our community has suffered significant damage due to a recent natural disaster or catastrophe. We regret that this damage has occurred, and we are taking steps as rapidly as possible to repair the damage.

Unfortunately, the damage to your unit is so extensive that your unit has become totally unusable as a practical matter for residential purposes. The damage to the unit would result in health and safety hazards to you and your family if you returned to live in the unit.

We therefore are forced to exercise our right under Section 92.054 of the Texas Property Code and Paragraph 26 of the Lease Contract to terminate the Lease Contract by giving you this written notice, which will effectively terminate your lease on \_\_\_\_\_ (date). You have five days from today to remove your personal possessions from the unit. If you do not remove your personal possessions by that time, we may be forced to remove your possessions and dispose of them in order to begin repairs to the building.

If you are unable to remove your personal possessions from the unit in accordance with the Lease Contract, please contact us immediately to see if other arrangements may be made.

This property participates in an affordable housing program regulated by the Texas Department of Housing and Community Affairs (TDHCA) and it subject to TDHCA rules requiring us to also inform you of the following:

- 1) 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.
- 2) 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 a right to do so under the Fair Housing Act;
- 3)  (a) Our property provides the following process if you wish to appeal this notice: \_\_\_\_\_, or  
\_\_\_\_\_
- (b) Our property does not offer a process to appeal this notice.

Sincerely,

The Management

This notice was: *(check at least one)*

- hand-delivered to any one of the residents above;
- hand-delivered to any person 16 or older residing in the dwelling;
- posted on the inside of the dwelling's main entry door (not the screen door)
- sent by regular mail;
- sent by overnight mail;
- sent by certified mail; return receipt requested;
- sent by registered mail;
- sent by fax;
- sent by email; or
- published in a local newspaper

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**Commentary.** *This form is designed for properties participating in Texas Department of Housing and Community Affairs (TDHCA) programs. Under TDHCA rules for Tenant Selection Criteria, any non-renewal or termination notice allowed must provide: (1) the specific reason for the termination or non-renewal; (2) information on residents' rights under the Violence Against Women Act (VAWA), if the development is subject to VAWA; (3) information on how a person with a disability may request a reasonable accommodation in relation to such a notice; and (4) information on the appeals process if one is used by the property. See 10 TAC 10.610 (Written Policies and Procedures). It is TAA's interpretation that the requirement to provide this notice includes situations even when the lease termination notice is being provided because the property is uninhabitable.*

**NOTE:** *This form is generally drafted to comply with TDHCA rules. Please also note that program-specific requirements may apply in certain situations.*