

### 30-Day Notice to Vacate for a Victim of Sexual Assault/Abuse or Attempted Sex Offenses

Date: \_\_\_\_\_

Dear \_\_\_\_\_, *(Name of Landlord or Property Manager)* I am a tenant at \_\_\_\_\_ *(Your address and/or unit number)* and the following circumstance applies *(check & complete all that apply)*:

- I am a victim of sexual assault, aggravated sexual assault, or an attempt to commit one of the above offenses, which occurred on the premises within the past \_\_\_\_\_ months.\*
- I am a parent or guardian of a victim of sexual assault, aggravated sexual assault, indecency with a child, sexual performance by a child, continuous sexual abuse of a child, or an attempt to commit one of the above offenses, which occurred on the premises within the past \_\_\_\_\_ months.\*

*\*The offense or attempted offense must have taken place during the last 6 months on the premises or at any dwelling on the premises. (Texas Property Code § 92.0161 (c))*

Pursuant to Texas Property Code § 92.0161(d) (2), this letter constitutes my 30-day notice that I will end my rental agreement and vacate the dwelling on \_\_\_\_\_ *(Enter a date at least 30 days from now)*, terminating my liability for future rent and any other sums due under the lease contract for terminating the lease and vacating the dwelling before the end of the lease term. I understand that I am still liable for any past-due rent or other sums I may owe under the lease.

I have enclosed the following relevant documentation *(check all that apply)*:

- (1) documentation of the assault, abuse, or attempt from a licensed health care services provider who provided an examination;
- (2) documentation of the assault, abuse, or attempt from a licensed mental health services provider who provided an examination or evaluation;
- (3) documentation of the assault, abuse, or attempt from a rape crisis center that provided services; or
- (4) a final sexual assault protective order issued under Chapter 7A, Texas Code of Criminal Procedure.

#### MOVE-OUT REMINDERS

1. Return all keys, garage door openers, mailbox keys, and other access devices to the Landlord by the Move-out Date.
2. Provide written notice of Tenant's forwarding address. If known at this time, please provide below.

Street

City

State Zip

3. Leave the Property in a clean condition, free of all trash, debris, and any personal property.
4. If Tenant's Move-out Date changes, Tenant must notify Landlord immediately and obtain Landlord's approval.
5. Tenant must comply with any other Landlord Move-out requirements.
6. If Tenant fails to vacate by the Move-out Date, Tenant will be liable for any holdover rent as specified in Paragraph 22 of the Lease.
7. Landlord's right to place a sign on the Property, show the Property, or place a keybox on the Property applies pursuant to Paragraph 14 of the Lease.

Tenant acknowledges that Tenant remains obligated under the Lease until the Lease is terminated.

Sincerely \_\_\_\_\_ (*your name*)