

SAMPLE LETTER

Resident has discovered a sex offender on property and is using this as a reason to break lease or is threatening to break lease.

[Date]

[Resident Name(s)]
[Resident Address]
[City, State zip-code]

Via [method of delivery, ie.. US Mail, Hand Delivery, etc.]

Re: Your Breach of Lease because Sex Offender Lives on the Property

Dear [Resident Name(s)]:

Recently, you advised us that you [plan to break your lease/have broken your lease] because of the presence of a sex offender living on the property.

You have no legal grounds to break your lease. We are under no obligation to run criminal background checks on any prospective or current resident. Even if we undertook this task, and leased to a resident with a criminal background, you still would have no legal grounds to break your lease. The information used by you to wrongfully break your lease is public record. At all times, you have the same access to this information as we do. Accordingly, the presence of a registered sex offender on the property does not provide you with legal grounds to break your lease.

Because you [plan to break your lease/have broken your lease], we hereby place you on notice that we intend to hold you liable for all damage resulting from your breach of the lease. Once we determine your damages based on the lease and the law, we will seek payment of all damages from you.

If you wish to negotiate a resolution with us, prior to the time we must exercise our legal rights to collect the damages from you, you are free to contact us for this purpose.

Very truly yours,

[Sender's Name]
[Landlord/Management Company]