

14-DAY NOTICE OF INTENT TO TERMINATE:  
(1) RENTAL AGREEMENT BASED ON LANDLORD'S  
NONCOMPLIANCE WITH RENTAL AGREEMENT  
OR WITH SECTION 27-40-440 MATERIALLY  
AFFECTING HEALTH AND SAFETY OR  
PHYSICAL CONDITION OF THE PROPERTY;  
(2) SEEK RETURN OF SECURITY DEPOSIT  
AND PREPAID RENT.

S.C. CODE SECTION 27-40-610  
S.C. CODE SECTION 27-40-410  
S.C. CODE SECTION 27-40-440  
S.C. CODE SECTION 27-40-340

TO: \_\_\_\_\_  
Landlord

FROM: \_\_\_\_\_  
Tenant and Address of Rental Unit

You are in material noncompliance with paragraph \_\_\_\_\_ of the rental agreement and with code section 27-40-440 materially affecting health and safety or the physical condition of the property.

The material noncompliance affects health and safety or the physical condition of the property as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Unless the noncompliance is corrected within 14 days from the date this notice is delivered to you, an action will be filed in court as provided in sections 27-40-610(b) and 27-40-410 of the code to have a court declare the rental agreement terminated, for actual damages, and for return of my security deposit and prepaid rent.

Date: \_\_\_\_\_, \_\_\_\_\_  
\_\_\_\_\_, SC Tenant

Delivered to Landlord on \_\_\_\_\_ by \_\_\_\_\_