

WRONGFUL FAILURE TO PROVIDE ESSENTIAL SERVICES
NOTICE TO LANDLORD OF INTENT
TO PROCURE ESSENTIAL SERVICES
AND DEDUCT COST FROM RENT

SC CODE §27-40-630(a)(1)

TO: _____, Landlord

The rental agreement and section 27-40-630 require that the unit I occupy should be furnished with essential services as defined in sections 27-40-210(17) and 27-40-440 of the code. You have failed to furnish my rental unit with the following essential services:

_____.

When a landlord negligently or willfully fails to furnish required essential services, section 27-40-630 of the code authorizes a tenant to give notice to the landlord and then procure the essential services and deduct the cost from the rent.

Because of the nature of the essential services, it is my intent to procure these services for my rental unit and deduct the cost from the rent. To avoid this problem, you should immediately correct your negligent noncompliance with our rental agreement and the South Carolina Residential Landlord Tenant Act as set forth in the code sections stated above.

Date: _____, _____

Signature of Tenant

_____, SC

Notice delivered to _____ on _____ by _____

NOTICE TO LANDLORD OF
WRONGFUL FAILURE
TO PROVIDE ESSENTIAL SERVICES
RESULTING IN DIMINISHED VALUE OF UNIT
INTENT TO FILE ACTION IN MAGISTRATE COURT
FOR DAMAGES UNLESS CORRECTED
SC CODE §27-40-630(a)(2)
SC CODE §27-40-440

TO: _____, Landlord

Section 27-40-440 of the code obligates a landlord to furnish essential services to a tenant in a residential rental unit. Paragraph _____ of our rental agreement also obligates you to furnish essential services to the unit I occupy.

You have wrongfully failed to provide the residential rental unit I occupy with the following essential services: _____

You must correct your noncompliance with the rental agreement and the South Carolina Residential Landlord Tenant Act as set out in the above code sections. Otherwise, I intend to file an action in court for damages based on the diminished fair market rental value of the rental unit as authorized in section 27-40-630(a)(2) of the code.

Date: _____, _____
_____, SC

Signature of Tenant

Delivered to _____