



LIVE OAK APARTMENTS

555 South Orchard Avenue | Ukiah, CA 95482

NOTICE OF PROGRAM AGREEMENT VIOLATION

Today's Date: _____

Resident Name: _____ Unit: _____

Your participation in Live Oak transitional housing is subject to the terms of the Program Agreement signed when you moved in. Notice is hereby given that you have violated the following provisions of the Program Agreement by which you hold possession Unit _____ at 555 S. Orchard Ave, Ukiah, CA:

Program Agreement Provision:

The Management is informed and believes that you have violated the aforementioned Program Agreement in that the following took place on (date/time): _____

Description of Violation(s):

Such violation(s) disrupt the livability of Live Oak transitional housing, interfere with the management of the property, including health and safety concerns, and have an adverse financial effect on Live Oak transitional housing.

This notice is intended as a "Notice of Good Cause" and you are notified that any future violation(s) of the aforementioned Program Agreement provision(s) shall constitute a basis for termination of the Program Agreement and termination of your Program.

A copy of this notice is on file and we urge you to conform to the terms of the Program Agreement and all Property Rules and Regulations in order to avoid future inconvenience, expense and termination of your Program Agreement.

**YOU MUST CURE THE ABOVE VIOLATIONS IN THE FOLLOWING MANNER
NO LATER THAN _____.**

You may meet informally with the property manager at the office located at 555 S. Orchard Ave. Ukiah, CA 95482 (707) 240-5015 to attempt to resolve the stated violation(s) **within ten (10) calendar days** of this notice. Regular office hours are Monday-Friday 8:00 AM to 5:00 PM.

Please be advised that you have the right to view your file and copy any information it contains to aid in your defense. If you are a person with a disability, you have the right to request a reasonable accommodation, including the right to a reasonable accommodation to participate in the meeting process.

If these violation(s) are not corrected by the cure date specified above, the Owner may seek to terminate the Program Agreement by bringing forth a judicial action, at which time you may present a defense.

Dated: _____ Property Manager _____

THE FAIR HOUSING ACT prohibits discrimination in real estate related transactions or in the terms of conditions of such a transaction, race, color, religion, sex, disability, familial status, or national origin.

The Federal agency for enforcing this law is the U.S. Department of Housing and Urban Development. If a person believes that they have been discriminated against in violation of this law, they should contact the U.S. Department of Housing and Urban Development, Washington, D.C. 20410 or call (800) 669- 9777.