

\_\_\_\_\_  
Landlord's Name

\_\_\_\_\_  
Landlord's Address

\_\_\_\_\_  
City, State, ZIP

**RE: Tenant's Demand for Repairs Pursuant to S.C. Code §§ 27-40-440 and 27-40-610**

\_\_\_\_\_  
Name of Tenant

\_\_\_\_\_  
Address of Rental Unit

Dear \_\_\_\_\_:

This letter is to inform you that you are in material noncompliance with our rental agreement and with S.C Code § 27-40-440 materially affecting health and safety or the physical condition of the property as a result of the following problems:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If these problems are not corrected within **14 days** from the date this notice is delivered to you then (check one):

- I may file an action in court to require you to make the necessary repairs, for actual damages, and for attorney's fees if I am represented by one.
- Our rental agreement will terminate and I will move out. If our rental agreement terminates, please return my security deposit and any prepaid rent to me at the following address:  
\_\_\_\_\_

Please let me know how you plan to address these problems. Please also comply with South Carolina law which requires you to announce your intent to enter my home to perform services before you do so and which permits you to enter my home only between the hours of 8:00am and 8:00pm for that purpose.

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

Delivered to Landlord on \_\_\_\_\_(date)

By (circle one) regular mail | certified mail | in person | other: \_\_\_\_\_