Notice of Implied Warranty of Habitability Breach

Date: {{ today() }}

To:

{{ ll.name.full() }}

{{ ll.address.line\_one() }}

{{ ll.address.line\_two() }}

From:

{{ client.name.full() }}

{{ client.address.line\_one() }}

{{ client.address.line\_two() }}

I am writing to notify you that my rental unit is experiencing issues that are in violation of the warranty of habitability pursuant to WV Code §37-6-30. Specifically:

* {%p if warranty[“electricity”] %}
* No electricity
* {%p endif %}
* {%p if warranty[“water”] %}
* No running water
* {%p endif %}
* {%p if warranty[“heat”] %}
* No heat in cold weather
* {%p endif %}
* {%p if warranty[“sewage”] %}
* Sewage backups or other leaks
* {%p endif %}
* {%p if warranty[“infested”] %}
* Untreated rodent/bug infestation
* {%p endif %}
* {%p if warranty[“smoke”] %}
* No smoke alarms
* {%p endif %}
* {%p if warranty[“violation”] %}
* Health, safety, fire, or housing code violation
* {%p endif %}

{% if duration == “move\_in” %}These material defects of the premise have been existing since I moved into the property. {% else %}These material defects have recently occurred on the property. The materials defect(s) are not due to my own neglect. {% endif %}{% if evidence %}I have attached evidence of our correspondence to this notice and/or evidence of the relevant material defects. {% endif %}

The issue described above renders the premises uninhabitable and/or in a condition that materially interferes with my life, health, or safety. I am hereby giving you reasonable opportunity to repair the issue/defect and to commence remedial action to cure the problem.

Please be advised that failing to take action **within one (1) week** of this letter will constitute a breach of our lease agreement and West Virginia law. I may elect to terminate our lease agreement, seek injunctive relief from the court or otherwise avail myself of all remedies afforded by WV Code §37-6-30.

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{{ client.name.full() }}

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| {{ client.name.full() }}  {{ client.address.line\_one() }}  {{ client.address.line\_two() }}  {{ ll.name.full() }}  {{ ll.address.line\_one() }}  {{ ll.address.line\_two() }} |