UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 10-Q

[X] QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended September 30, 2003

OR

[ ] TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

Commission File Number 0-14695

NTS-PROPERTIES VI,
A MARYLAND LIMITED PARTNERSHIP

Maryland	61-1066060
(State or other jurisdiction of incorporation or organization)	(IRS Employer Identification No.)

10172 Linn Station Road, Louisville, Kentucky 40223
(Address of Principal Executive Offices)

(502) 426-4800
(Registrant's telephone number, including area code)

(Former name, former address and former fiscal year, if changed since last report)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports) and (2) has been subject to such filing requirements for the past 90 days. Yes [X] No [ ]

Indicate by check mark whether registrant is an accelerated filer (as defined in Rule 12b-2 of the Securities Exchange Act of 1934). Yes [ ] No [X]

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Some of the statements included in this Quarterly Report on Form 10-Q, particularly those included in Part I, Item 2 - Management's Discussion and Analysis of Financial Condition and Results of Operations ("MD&A"), may be considered "forward-looking statements" because the statements relate to matters which have not yet occurred. For example, phrases such as "we anticipate," "believe" or "expect" indicate that it is possible that the event anticipated, believed or expected may not occur. If these events do not occur, the result which we expected also may not occur, or may occur in a different manner which may be more or less favorable to us. We do not undertake any obligation to update these forward-looking statements.

Any forward-looking statements included in MD&A, or elsewhere in this report, reflect our general partner's best judgment based on known factors, but involve risks and uncertainties. Actual results could differ materially from those anticipated in any forward-looking statements as a result of a number of factors, including but not limited to those described in our filings with the Securities and Exchange Commission, particularly our Annual Report on Form 10-K for the year ended December 31, 2002. Any forward-looking information provided by us pursuant to the safe harbor established by securities legislation should be evaluated in the context of these factors.

PART I - FINANCIAL INFORMATION
Item 1 - Financial Statements

NTS-PROPERTIES VI,
A MARYLAND LIMITED PARTNERSHIP
CONSOLIDATED BALANCE SHEETS

	As of September 30, 2003 (UNAUDITED)	As of December 31, 2002
ASSETS		
Cash and equivalents	$ 378,194	$ 1,058,814
Cash and equivalents - restricted	382,696	237,409
Accounts receivable, net	40,935	34,114
Land, buildings and amenities, net	41,065,761	42,445,109
Other assets	1,283,922	1,222,662
TOTAL ASSETS	$ 43,151,508	$ 44,998,108
LIABILITIES AND PARTNERS' EQUITY		
Mortgages and notes payable	$ 32,001,024	$ 33,536,428
Accounts payable	991,848	614,547
Security deposits	233,554	226,593
Other liabilities	1,114,095	435,306
TOTAL LIABILITIES	34,340,521	34,812,874
COMMITMENTS AND CONTINGENCIES (Note 9)		
PARTNERS' EQUITY	8,810,987	10,185,234
TOTAL LIABILITIES AND PARTNERS' EQUITY	$ 43,151,508	$ 44,998,108

NTS-PROPERTIES VI,
A MARYLAND LIMITED PARTNERSHIP
CONSOLIDATED STATEMENT OF PARTNERS' EQUITY
(UNAUDITED)

	Limited Partners	General Partner	Total
PARTNERS' EQUITY/(DEFICIT)			
Capital contributions, net of offering costs	$ 40,518,631	$ 100	$ 40,518,731
Net loss - prior years	(15,449,107)	(107,661)	(15,556,768)
Net loss - current year	(1,360,505)	(13,742)	(1,374,247)
Cash distributions declared to date	(12,006,384)	(121,277)	(12,127,661)
Repurchase of limited partnership interests	(2,649,068)	--	(2,649,068)
BALANCES ON SEPTEMBER 30, 2003	$ 9,053,567	$ (242,580)	$ 8,810,987

The accompanying notes to consolidated financial statements are an integral part of these statements.

NTS-PROPERTIES VI,
A MARYLAND LIMITED PARTNERSHIP
CONSOLIDATED STATEMENTS OF OPERATIONS
(UNAUDITED)

	Three Months Ended September 30, 2003	Three Months Ended September 30, 2002	Nine Months Ended September 30, 2003	Nine Months Ended September 30, 2002
REVENUES				
Rental income	$ 2,694,201	$ 2,670,267	$ 8,153,337	$ 7,867,600
Interest and other income	4,582	9,274	17,306	19,547
Gain on sale of assets	--	260	--	539
TOTAL REVENUES	2,698,783	2,679,801	8,170,643	7,887,686
EXPENSES				
Operating expenses	780,352	826,180	2,276,971	2,177,642
Operating expenses - affiliated	371,770	395,624	1,153,281	1,204,999
Loss on disposal of assets	--	5,048	103,506	5,580
Interest expense	631,524	654,081	1,888,403	1,917,385
Management fees	136,652	136,465	414,067	404,750
Real estate taxes	235,377	229,815	852,732	698,750
Professional and administrative expenses	149,667	70,346	579,203	161,690
Professional and administrative expenses - affiliated	92,880	87,575	295,550	269,411
Depreciation and amortization	656,821	699,524	1,958,424	2,103,794
TOTAL EXPENSES	3,055,043	3,104,658	9,522,137	8,944,001
Net loss before minority interest	(356,260)	(424,857)	(1,351,494)	(1,056,315)
Minority interest income	7,674	9,043	22,753	25,028
Net loss	$ (363,934)	$ (433,900)	$ (1,374,247)	$ (1,081,343)
Net loss allocated to the limited partners	$ (360,295)	$ (429,561)	$ (1,360,505)	$ (1,070,530)
Net loss per limited partnership interest	$ (9.26)	$ (11.05)	$ (34.98)	$ (27.53)
Weighted average number of limited partnership interests	38,889	38,889	38,889	38,889

The accompanying notes to consolidated financial statements are an integral part of these statements.

NTS-PROPERTIES VI,
A MARYLAND LIMITED PARTNERSHIP
CONSOLIDATED STATEMENTS OF CASH FLOWS
(UNAUDITED)

	Nine Months Ended September 30, 2003	Nine Months Ended September 30, 2002
CASH FLOWS FROM OPERATING ACTIVITIES		
Net loss	$ (1,374,247)	$ (1,081,343)
Adjustments to reconcile net loss to net cash provided by operating activities:		
Provision for doubtful accounts	131,732	12,284
Write-off of uncollectible accounts receivable	(125,285)	(10,762)
Loss on disposal of assets	103,506	5,580
Gain on sale of assets	--	(539)
Depreciation and amortization	1,997,315	2,144,797
Minority interest income	22,753	25,028
Changes in assets and liabilities:		
Cash and equivalents - restricted	(145,287)	(165,365)
Accounts receivable	(13,268)	(4,747)
Other assets	(70,271)	(1,953)
Accounts payable	377,301	(258,835)
Security deposits	6,961	7,410
Other liabilities	678,789	705,808
Net cash provided by operating activities	1,589,999	1,377,363
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to land, buildings and amenities	(682,582)	(44,019)
Proceeds from sale of assets	--	539
Investment in joint ventures by minority partners, net	(52,633)	(43,386)
Net cash used in investing activities	(735,215)	(86,866)
CASH FLOWS FROM FINANCING ACTIVITIES		
Principal payments on mortgages and notes payable	(1,535,404)	(1,433,548)
Proceeds from notes payable	--	2,000,000
Additions to loan costs	--	(57,188)
Net cash (used in) provided by financing activities	(1,535,404)	509,264
Net (decrease) increase in cash and equivalents	(680,620)	1,799,761
CASH AND EQUIVALENTS, beginning of period	1,058,814	60,167
CASH AND EQUIVALENTS, end of period	$ 378,194	$ 1,859,928
Interest paid on a cash basis	$ 1,872,569	$ 1,893,359

The accompanying notes to consolidated financial statements are an integral part of these statements.

NTS-PROPERTIES VI,
A MARYLAND LIMITED PARTNERSHIP
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
(UNAUDITED)

The unaudited consolidated financial statements included herein should be read in conjunction with NTS-Properties VI's 2002 Annual Report on Form 10-K as filed with the Securities and Exchange Commission on March 31, 2003. In the opinion of our general partner, all adjustments, consisting only of normal recurring accruals, necessary for a fair presentation have been made to the accompanying consolidated financial statements for the three and nine months ended September 30, 2003 and 2002. The results of operations for the interim periods are not necessarily indicative of the results that may be expected for the full year or any other interim period. As used in this Quarterly Report on Form 10-Q the terms "we," "us" or "our," as the context requires, may refer to NTS-Properties VI or its interests in its properties and joint ventures.

Note 1 - Consolidation Policy

The consolidated financial statements include the accounts of all wholly-owned properties and majority-owned joint ventures. Intercompany transactions and balances have been eliminated.

Other assets include minority interest in our joint venture properties totaling approximately $716,000 and $685,000 as of September 30, 2003 and December 31, 2002, respectively. These amounts have been derived primarily from distributions of the joint ventures in excess of the respective minority partner's historical investment in the joint ventures used for financial reporting purposes. This amount will be realized upon the sale of the respective joint venture property or dissolution of the respective joint venture. The underlying assets of the joint ventures are assessed for asset impairment on a periodic basis.

Consolidation of Variable Interest Entities

In January 2003, the Financial Accounting Standards Board ("FASB") issued FASB Interpretation No. 46 ("FIN 46"), Consolidation of Variable Interest Entities. FIN 46 provides guidance on how to identify a variable interest entity ("VIE") and determine when the assets, liabilities, noncontrolling interests and results of operations of a VIE are to be included in an entity's consolidated financial statements. A VIE exists when either the total equity investment at risk is not sufficient to permit the entity to finance its activities by itself, or the equity investors lack one of three characteristics associated with owning a controlling financial interest. Those characteristics include the direct or indirect ability to make decisions about an entity's activities through voting rights or similar rights, the obligation to absorb the expected losses of an entity if they occur, and the right to receive the expected residual returns of the entity if they occur.

FIN 46 was effective immediately for new entities created or acquired after February 1, 2003, and will become effective for the period ending December 31, 2003 for entities in which we had a variable interest prior to February 1, 2003. We are presently evaluating the effect of this pronouncement.

Minority Interest

In May 2003, the FASB issued Statement No. 150, Accounting for Certain Financial Instruments with Characteristics of both Liabilities and Equity (SFAS 150). SFAS 150 establishes standards for classifying and measuring as liabilities certain financial instruments that embody obligations of the issuer and have characteristics of both liabilities and equity. SFAS 150 was effective for all financial instruments created or modified after May 31, 2003, and otherwise was effective at the beginning of the first interim period beginning after June 15, 2003. On November 7, 2003, FASB Staff Position No. FAS 150-3 was issued, which deferred for an indefinite period the classification and measurement provisions, but not the disclosure provisions of SFAS 150.

We consolidate certain properties that are also owned by affiliated parties that have noncontrolling interests. In certain cases, the applicable joint venture agreement provides for a contractual termination date of the agreement based on certain specified events. SFAS 150 describes this type of arrangement as a “limited-life subsidiary”. SFAS 150 requires the disclosure of the estimated settlement value of these noncontrolling interests. As of September 30, 2003, the estimated settlement value of these noncontrolling interests is approximately $527,000. This settlement value is based on estimated third party consideration paid to the joint venture upon disposition of the property and is net of all other assets and liabilities including any yield maintenance that would have been due on that date had the mortgage encumbering the property been prepaid on September 30, 2003. Due to the inherent risks and uncertainties related to the operations and sale of real estate assets, among other things, the amount of any potential distribution to the noncontrolling interests is likely to change.

Note 2 - Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in accordance with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Note 3 - Concentration of Credit Risk

We own and operate, either wholly or through a joint venture, five apartment communities - Park Place Apartments Phases I and III, in Lexington, Kentucky, Willow Lake Apartments, in Indianapolis, Indiana and Sabal Park and Golf Brook Apartments, in Orlando, Florida. We also own and operate, through a joint venture, a commercial rental property - Plainview Point Office

Center Phase III, in Louisville, Kentucky. Substantially all of the commercial property's tenants are local businesses or are businesses which have operations in the Louisville area.

Our financial instruments that are exposed to concentrations of credit risk consist of cash and equivalents. We maintain our cash accounts primarily with banks located in Kentucky. Cash balances are insured by the FDIC up to $100,000 per bank account. We may at times, in certain accounts, have deposits in excess of $100,000.

Note 4 - Cash and Equivalents

We have a cash management program which provides for the overnight investment of excess cash balances. Under an agreement with a bank, excess cash is invested in a repurchase agreement for U.S. government or agency securities each night. As of September 30, 2003, approximately $347,000 of our overnight investment was included in cash and equivalents.

Note 5 - Cash and Equivalents - Restricted

Cash and equivalents - restricted represents funds received for residential security deposits and funds which have been escrowed with mortgage companies for property taxes and insurance in accordance with the loan agreements.

Note 6 - Basis of Property and Depreciation

Land, buildings and amenities are stated at cost. Costs directly associated with the acquisition, development and construction of a project are capitalized. Depreciation is computed using the straight-line method over the estimated useful lives of the assets which are 5-30 years for land improvements, 5-30 years for buildings and improvements, 3-30 years for amenities and the applicable lease term for tenant improvements. The aggregate cost of our properties for federal tax purposes is approximately $76,299,000.

Statement of Financial Accounting Standards ("SFAS") No. 144, "Accounting for the Impairment or Disposal of Long-Lived Assets," specifies circumstances in which certain long-lived assets must be reviewed for impairment. If the carrying amount of an asset exceeds the sum of its expected future cash flows, the asset's carrying value must be written down to fair value. Application of this standard during the period ended September 30, 2003, did not result in an impairment loss.

Note 7 - Mortgages and Notes Payable

Mortgages and notes payable consist of the following:

	September 30, 2003	December 31, 2002
Mortgage payable with an insurance company in monthly installments, bearing interest at 7.74%, due October 15, 2012, secured by certain land, buildings and amenities.	$ 11,098,197	$ 11,365,873
Mortgage payable with an insurance company in monthly installments, bearing interest at 7.57%, due May 15, 2009, secured by certain land, buildings and amenities.	6,264,488	6,899,113
Mortgage payable with an insurance company in monthly installments, bearing interest at 7.32%, due October 15, 2012, secured by certain land, buildings and amenities.	6,191,888	6,542,283
Mortgage payable with an insurance company in monthly installments, bearing interest at 8.375%, due December 1, 2010, secured by certain land, buildings and amenities.	3,008,359	3,065,058
Mortgage payable with an insurance company in monthly installments, bearing interest at 7.38%, due December 5, 2012, secured by certain land, buildings and amenities.	2,083,016	2,197,714
Mortgage payable with an insurance company in monthly installments, bearing interest at 6.93%, due December 5, 2012, secured by certain land, buildings and amenities.	1,966,398	1,989,927
Mortgage payable with an insurance company in monthly installments, bearing interest at 7.38%, due December 5, 2012, secured by certain land, buildings and amenities.	1,388,678	1,465,143
Notes payable to a bank in monthly installments, bearing interest at the Prime Rate, but not less than 6.00%, repaid in March 2003.	--	11,317
	$ 32,001,024	$ 33,536,428

Based on the borrowing rates currently available to us for mortgages with similar terms and average maturities, the fair value of long-term debt is approximately $34,706,000.

Our mortgages may be prepaid but are generally subject to a yield-maintenance premium.

Note 8 - Related Party Transactions

Pursuant to an agreement with us, NTS Development Company, an affiliate of our general partner, receives property management fees on a monthly basis. The monthly fee is equal to 5% of the gross revenues from the apartment communities and 6% of the gross revenues from the commercial property. Also pursuant to an agreement, NTS Development Company receives a repair and maintenance fee equal to 5.9% of costs incurred which relate to capital improvements and major repair and renovation projects. These repair and maintenance fees are capitalized as part of land, buildings and amenities.

We were charged the following amounts from NTS Development Company for the nine months ended September 30, 2003 and 2002. These charges include items which have been expensed as operating expenses - affiliated or professional and administrative expenses - affiliated and items which have been capitalized as other assets or as land, buildings and amenities.

	Nine Months Ended September 30,	
	2003	2002
Property management fees	$ 414,067	$ 404,750
Property management	791,923	771,247
Leasing	122,351	148,513
Administrative - operating	229,787	248,257
Other	9,220	36,982
Total operating expenses - affiliated	1,153,281	1,204,999
Professional and administrative expenses - affiliated	295,550	269,411
Repair and maintenance fees	35,307	1,168
Leasing commissions	12,878	3,197
Total related party transactions capitalized	48,185	4,365
Total related party transactions	$ 1,911,083	$ 1,883,525

During the nine months ended September 30, 2003 and 2002, we were charged $ 22,232 and $22,190, respectively, for property maintenance fees from an affiliate of NTS Development Company.

Note 9 - Commitments and Contingencies

As an owner of real estate, we are subject to various environmental laws of federal, state and local governments. Our compliance with existing laws has not had a material adverse effect on our financial condition or results of operations. However, we cannot predict the impact of new or changed laws or regulations on our current properties or on properties that we may acquire in the future.

As of September 30, 2003, we had a commitment from a tenant to lease approximately 11,000 square feet of Plainview Point Office Center Phase III. The lease agreement calls for tenant finish, estimated to cost approximately $432,000 of which our share will be approximately $411,000. The tenant finish cost will be funded by loan proceeds of $400,000 from a note payable obtained October 1, 2003 (see Note 12 "Subsequent Event" for further discussion on the new loan) and cash reserves. Through September 30, 2003, approximately $98,000 of the tenant finish cost has been incurred of which our share is approximately $93,000.

Litigation

We, our general partner and two affiliated entities have been sued by Elder Construction & Associates, Inc. ("Elder Construction") in Jefferson Circuit Court, Louisville, Kentucky. Elder Construction was hired to be the framing subcontractor with respect to certain improvements at Phase III of Park Place Apartments in Lexington, Kentucky. The Complaint of Elder Construction, which was originally filed in November 1999, alleged, inter alia, breach of contract. The Complaint requested judgment against the defendants in the amount of $233,122, plus interest, and other relief.

We and the other defendants have answered the complaint, and have asserted counterclaims against the plaintiff for, inter alia, breach of contract. We, our general partner and the two entities affiliated with us believe that the suit brought by Elder Construction is without merit and will vigorously defend it, including the prosecution of counterclaims against Elder Construction. The case had been set for trial in June 2002, but the parties subsequently agreed to binding arbitration to settle this lawsuit. We believe that the resolution of these legal proceedings, through binding arbitration, will not have a material effect on our consolidated financial position or results of operations.

On December 12, 2001, three individuals filed an action in the Superior Court of the State of California for the County of Contra Costa captioned *Buchanan et al. v. NTS-Properties Associates et al.* (Case No. C 01-05090) against our general partner, the general partners of four public partnerships affiliated with us and several individuals and entities affiliated with us. The action purports to bring claims on behalf of a class of limited partners based on, among other things, tender offers made by the public partnerships and an affiliate of our general partner. The plaintiffs allege, among other things, that the prices at which limited partnership interests were purchased in these tender offers were too low. The plaintiffs are seeking monetary damages and equitable relief, including an order directing the disposition of the properties owned by the public partnerships and the distribution of the proceeds. No amounts have been accrued as a liability for this action in our consolidated financial statements. Under an indemnification agreement with our general partner, we are responsible for the costs of defending any such action.

On June 20, 2003, our general partner, along with the general partners of four public partnerships affiliated with us, reached an agreement in principle with representatives of the class of plaintiffs to settle the *Buchanan* action. This settlement is subject to, among other things, preparing and executing a settlement agreement to be presented to the court for preliminary and final approval. The proposed settlement would include releases for all of the parties for any of the claims asserted in the *Buchanan* litigation and the *Bohm* litigation described below. As part of the proposed settlement, the general partners have agreed, among other things, to pursue a merger of the partnerships along with other real estate entities affiliated with the general partners into a newly-formed partnership.

On February 27, 2003, two individuals filed a class and derivative action in the Circuit Court of Jefferson County, Kentucky captioned *Bohm et al. v. J.D. Nichols et al.* (Case No. 03-CI-01740) against our general partner, the general partners of three public partnerships affiliated with us and several individuals and entities affiliated with us. On March 21, 2003, the complaint was amended to include the general partner of a public partnership affiliated with us and the general partner of a partnership that was affiliated with us but is no longer in existence. In the amended complaint, the plaintiffs purport to bring claims on behalf of a class of limited partners and derivatively on behalf of us and affiliated public partnerships based on alleged overpayments of fees, prohibited investments, improper failures to make distributions, purchases of limited partnership interests at insufficient prices and other violations of the limited partnership agreements. The plaintiffs are seeking, among other things, compensatory and punitive damages in an unspecified amount, an accounting, the appointment of a receiver or liquidating trustee, the entry of an order of dissolution against the public partnerships, a declaratory judgment, and injunctive relief. No amounts have been accrued as a liability for this action in our financial statements. Our general partner believes that this action is without merit, and is vigorously defending it.

On October 1, 2003, in the *Bohm* litigation the judge granted the defendants' motion to extend a stay that had previously been agreed upon by the parties which expired on September 8, 2003. The stay will remain in effect only if the parties in the *Buchanan* litigation seek preliminary approval of a settlement of that litigation by November 19, 2003 and the final settlement of the *Buchanan* litigation includes releases relating to the *Bohm* litigation. If these two conditions are satisfied, the stay will become permanent when the *Buchanan* settlement is subject to a final, non-appealable order. For the nine months ended September 30, 2003, our share of the legal costs for the *Buchanan* and *Bohm* litigations was approximately $217,000, which was included in our professional and administrative expenses.

We do not believe there is any other litigation threatened against us other than routine litigation arising out of the ordinary course of business, some of which is expected to be covered by insurance, none of which is expected to have a material effect on our consolidated financial position or results of operations except as discussed herein.

Proposed Merger

On June 20, 2003, our general partner, along with the general partners of four public partnerships affiliated with us, reached an agreement in principle with representatives of the class of plaintiffs to settle the action captioned *Buchanan et al. v. NTS-Properties Associates et al.* (Case No. C 01-05090). The action was originally filed in the Superior Court of the State of California for the County of Contra Costa against the general partners and several affiliated individuals and entities in December 2001. The settlement is subject to, among other things, preparing and executing a settlement agreement to be presented to the court for preliminary and final approval. The proposed settlement would include releases for all of the parties for any of the claims asserted in the *Buchanan* litigation and the class action and derivative litigation filed in the Circuit Court of Jefferson County, Kentucky and captioned *Bohm et al. v. J.D. Nichols et al.* (Case No. 03-CI-01740).

As part of the proposed settlement of the *Buchanan* and *Bohm* litigation, the general partners have agreed to pursue a merger of the partnerships along with other real estate entities affiliated with the general partners into a newly-formed partnership. The general partners would seek to list the limited partnership interests to be issued in the merger on a national securities exchange. The merger will be subject to, among other things, approval by holders of a majority of the limited partner interests in each partnership, final approval of the court in which the *Buchanan* litigation is pending and receipt by the general partners of an opinion regarding the fairness of the merger to the limited partners from a financial point of view. An independent appraiser has been retained to appraise all of the properties owned by the existing partnerships and affiliated entities that would be owned after the merger by the new partnership. The appraisal will be used in establishing exchange values which will determine the number of interests that will be issued to each existing partnership in the merger. The interests in the newly-formed partnership will be subsequently distributed to the limited and general partners in each existing partnership as though each partnership had been liquidated. The general partners have also retained a third party to provide an opinion on the fairness of the merger to limited partners from a financial point of view. For the nine months ended September 30, 2003, our share of the legal and professional fees for the proposed merger was approximately $110,000.

Note 10 - Segment Reporting

Our reportable operating segments include Residential and Commercial Real Estate Operations. The residential operations represent our ownership and operating results relative to apartment communities known as Willow Lake, Park Place Phase I, Park Place Phase III, Sabal Park and Golf Brook. The commercial operations represent our ownership and operating results relative to suburban commercial office space known as Plainview Point Office Center Phase III.

The financial information of the operating segments has been prepared using a management approach, which is consistent with the basis and manner in which our management internally disaggregates financial information for the purposes of assisting in making internal operating decisions. We evaluate performance based on stand-alone operating segment net income.

	Three Months Ended September 30, 2003		
	Residential	Commercial	Total
Rental income	$ 2,569,027	$ 125,174	$ 2,694,201
Interest and other income	1,738	96	1,834
Total net revenues	$ 2,570,765	$ 125,270	$ 2,696,035
Operating expenses and operating expenses - affiliated	$ 1,078,923	$ 73,199	$ 1,152,122
Interest expense	217,316	--	217,316
Management fees	129,067	7,585	136,652
Real estate taxes	228,867	6,510	235,377
Depreciation and amortization	581,407	53,047	634,454
Total expenses	$ 2,235,580	$ 140,341	$ 2,375,921
Net income (loss)	$ 335,185	$ (15,071)	$ 320,114

	Three Months Ended September 30, 2002		
	Residential	Commercial	Total
Rental income	$ 2,530,491	$ 139,776	$ 2,670,267
Interest and other income	6,345	225	6,570
Gain on sale of assets	260	--	260
Total net revenues	$ 2,537,096	$ 140,001	$ 2,677,097
Operating expenses and operating expenses - affiliated	$ 1,144,235	$ 77,569	$ 1,221,804
Loss on disposal of assets	5,048	--	5,048
Interest expense	219,337	--	219,337
Management fees	127,675	8,790	136,465
Real estate taxes	221,019	8,796	229,815
Depreciation and amortization	630,930	46,227	677,157
Total expenses	$ 2,348,244	$ 141,382	$ 2,489,626
Net income (loss)	$ 188,852	$ (1,381)	$ 187,471

	Nine Months Ended September 30, 2003		
	Residential	Commercial	Total
Rental income	$ 7,769,900	$ 383,437	$ 8,153,337
Interest and other income	9,861	368	10,229
Total net revenues	$ 7,779,761	$ 383,805	$ 8,163,566
Operating expenses and operating expenses - affiliated	$ 3,202,512	$ 227,740	$ 3,430,252
Loss on disposal of assets	103,506	--	103,506
Interest expense	653,520	--	653,520
Management fees	390,415	23,652	414,067
Real estate taxes	833,202	19,530	852,732
Depreciation and amortization	1,738,190	153,134	1,891,324
Total expenses	$ 6,921,345	$ 424,056	$ 7,345,401
Net income (loss)	$ 858,416	$ (40,251)	$ 818,165

	Nine Months Ended September 30, 2002		
	Residential	Commercial	Total
Rental income	$ 7,448,202	$ 419,398	$ 7,867,600
Interest and other income	12,669	2,845	15,514
Gain on sale of assets	539	--	539
Total net revenues	$ 7,461,410	$ 422,243	$ 7,883,653
Operating expenses and operating expenses - affiliated	$ 3,144,768	$ 237,873	$ 3,382,641
Loss on disposal of assets	5,580	--	5,580
Interest expense	612,065	--	612,065
Management fees	379,461	25,289	404,750
Real estate taxes	672,362	26,388	698,750
Depreciation and amortization	1,896,946	139,748	2,036,694
Total expenses	$ 6,711,182	$ 429,298	$ 7,140,480
Net income (loss)	$ 750,228	$ (7,055)	$ 743,173

A reconciliation of the totals reported for the operating segments to the applicable line items in the consolidated financial statements for the three and nine months ended September 30, 2003 and 2002, is necessary given amounts recorded at the Partnership level and not allocated to the operating properties for internal reporting purposes.

	Three Months Ended September 30, 2003	Three Months Ended September 30, 2002
NET REVENUES		
Total revenues for reportable segments	$ 2,696,035	$ 2,677,097
Other income for Partnership	2,748	2,704
Total consolidated net revenues	$ 2,698,783	$ 2,679,801
INTEREST EXPENSE		
Interest expense for reportable segments	$ 217,316	$ 219,337
Interest expense for Partnership	414,208	434,744
Total interest expense	$ 631,524	$ 654,081
DEPRECIATION AND AMORTIZATION		
Total depreciation and amortization for reportable segments	$ 634,454	$ 677,157
Depreciation and amortization for Partnership	22,367	22,367
Total depreciation and amortization	$ 656,821	$ 699,524
NET INCOME (LOSS)		
Total net income for reportable segments	$ 320,114	$ 187,471
Less minority interest for Partnership	7,674	9,043
Plus net loss for Partnership	(676,374)	(612,328)
Total net loss	$ (363,934)	$ (433,900)

	Nine Months Ended September 30,	
	2003	2002
NET REVENUES		
Total revenues for reportable segments	$ 8,163,566	$ 7,883,653
Other income for Partnership	7,077	4,033
Total consolidated net revenues	$ 8,170,643	$ 7,887,686
INTEREST EXPENSE		
Interest expense for reportable segments	$ 653,520	$ 612,065
Interest expense for Partnership	1,234,883	1,305,320
Total interest expense	$ 1,888,403	$ 1,917,385
DEPRECIATION AND AMORTIZATION		
Total depreciation and amortization for reportable segments	$ 1,891,324	$ 2,036,694
Depreciation and amortization for Partnership	67,100	67,100
Total depreciation and amortization	$ 1,958,424	$ 2,103,794
NET INCOME (LOSS)		
Total net income for reportable segments	$ 818,165	$ 743,173
Less minority interest for Partnership	22,753	25,028
Plus net loss for Partnership	(2,169,659)	(1,799,488)
Total net loss	$ (1,374,247)	$ (1,081,343)

Note 12 - Subsequent Event

On October 1, 2003, we obtained an unsecured note payable in the amount of $400,000. The note bears interest at the Prime Rate and the maturity date is October 1, 2004. Interest will be paid monthly with the principal due at maturity. The proceeds of this loan will be used for tenant finish cost at Plainview Point Office Center Phase III.

Item 2 - Management's Discussion and Analysis of Financial Condition and Results of Operations

This Management's Discussion and Analysis of Financial Condition and Results of Operations ("MD&A") should be read in conjunction with the Consolidated Financial Statements in Item 1 and the cautionary statements below.

Critical Accounting Policies

The accompanying consolidated financial statements were prepared in conformity with accounting principles generally accepted in the United States. Application of these accounting principles requires us to make estimates about the future resolution of existing uncertainties; as a result, actual results could differ from these estimates. In preparing these financial statements, we have made our best estimates and judgements of the amounts and disclosures included in the financial statements, giving due regard to materiality.

Impairment

We review properties for impairment on a property-by-property basis whenever events or changes in circumstances indicate that the carrying value may not be recoverable. These circumstances include, but are not limited to, declines in cash flows, occupancy and comparable sales per square foot at the property. We would be required to recognize an impairment when a property's estimated undiscounted cash flow is less than the carrying value of the property. To the extent an impairment has occurred, we charge to income the excess of the carrying value of the property over its estimated fair value. We may decide to sell properties that are held for use. The sales prices of these properties may differ from their carrying values.

Results of Operations

The following tables include our selected summarized operating data for the three and nine months ended September 30, 2003 and 2002. This data should be read in conjunction with our financial statements, including the notes thereto, in Part I, Item 1 of this report.

	Three Months Ended September 30, 2003			
	Residential	Commercial	Partnership	Total
Net revenues	$ 2,570,765	$ 125,270	$ 2,748	$ 2,698,783
Operating expenses and operating expenses - affiliated	1,078,923	73,199	--	1,152,122
Interest expense	217,316	--	414,208	631,524
Depreciation and amortization	581,407	53,047	22,367	656,821
Net income (loss)	335,185	(15,071)	(684,048)	(363,934)

	Three Months Ended September 30, 2002			
	Residential	Commercial	Partnership	Total
Net revenues	$ 2,537,096	$ 140,001	$ 2,704	$ 2,679,801
Operating expenses and operating expenses - affiliated	1,144,235	77,569	--	1,221,804
Interest expense	219,337	--	434,744	654,081
Depreciation and amortization	630,930	46,227	22,367	699,524
Net income (loss)	188,852	(1,381)	(621,371)	(433,900)

	Nine Months Ended September 30, 2003			
	Residential	Commercial	Partnership	Total
Net revenues	$ 7,779,761	$ 383,805	$ 7,077	$ 8,170,643
Operating expenses and operating expenses - affiliated	3,202,512	227,740	--	3,430,252
Interest expense	653,520	--	1,234,883	1,888,403
Depreciation and amortization	1,738,190	153,134	67,100	1,958,424
Net income (loss)	858,416	(40,251)	(2,192,412)	(1,374,247)

	Nine Months Ended September 30, 2002			
	Residential	Commercial	Partnership	Total
Net revenues	$ 7,461,410	$ 422,243	$ 4,033	$ 7,887,686
Operating expenses and operating expenses - affiliated	3,144,768	237,873	--	3,382,641
Interest expense	612,065	--	1,305,320	1,917,385
Depreciation and amortization	1,896,946	139,748	67,100	2,103,794
Net income (loss)	750,228	(7,055)	(1,824,516)	(1,081,343)

During our most recent operating period our continuing net losses have been negatively impacted by the expenses related to our ongoing litigation. Residential net revenues have increased and operating expenses and operating expenses - affiliated have generally followed in line with net revenues. Commercial net revenues have decreased due to the decreased occupancy at Plainview Point Office Center Phase III.

Rental and other income generated by our properties and joint ventures for the three and nine months ended September 30, 2003 and 2002 were as follows:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2003	2002	2003	2002
Wholly-Owned Properties				
Sabal Park Apartments	$ 445,651	$ 477,564	$ 1,433,691	$ 1,416,933
Park Place Apartments Phase I	$ 442,074	$ 377,403	$ 1,298,209	$ 1,078,554
Willow Lake Apartments	$ 535,561	$ 602,864	$ 1,671,185	$ 1,828,080
Park Place Apartments Phase III	$ 381,188	$ 332,946	$ 1,146,962	$ 935,895
Joint Venture Properties (Ownership % on September 30, 2003)				
Golf Brook Apartments (96.03%)	$ 766,291	$ 746,319	$ 2,229,714	$ 2,201,948
Plainview Point Office Center Phase III (95.04%)	$ 125,270	$ 140,001	$ 383,805	$ 422,243

The occupancy levels at our properties and joint ventures as of September 30, 2003 and 2002 were as follows:

	2003	2002
Wholly-Owned Properties		
Sabal Park Apartments	88%	93%
Park Place Apartments Phase I	94%	85%
Willow Lake Apartments	86%	87%
Park Place Apartments Phase III	88%	93%
Joint Venture Properties (Ownership % on September 30, 2003)		
Golf Brook Apartments (96.03%)	97%	94%
Plainview Point Office Center Phase III (95.04%)	52%	56%

The average occupancy levels at our properties and joint ventures for the three and nine months ended September 30, 2003 and 2002 were as follows:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2003	2002	2003	2002
Wholly-Owned Properties				
Sabal Park Apartments	88%	93%	93%	91%
Park Place Apartments Phase I	94%	81%	89%	76%
Willow Lake Apartments	85%	87%	86%	89%
Park Place Apartments Phase III	91%	86%	93%	78%
Joint Venture Properties (Ownership % on September 30, 2003)				
Golf Brook Apartments (96.03%)	96%	97%	93%	91%
Plainview Point Office Center Phase III (95.04%)	50%	56%	49%	55%

In an effort to continue to improve occupancy at our apartment communities, we have an on-site leasing staff, who are employees of NTS Development Company, at each of the apartment communities. The staff handles all on-site visits from potential tenants, coordinates local advertising with NTS Development Company's marketing staff, makes visits to local companies to promote fully furnished apartments, and negotiates lease renewals with current residents. The leasing and renewal negotiations for our commercial property are handled by leasing agents, who are employees of NTS Development Company, located in Louisville, Kentucky. The leasing agents are located in the same city as the commercial property. All advertising for the commercial property is coordinated by NTS Development Company's marketing staff located in Louisville, Kentucky.

The following discussion relating to changes in our results of operations includes only those line items within our Statements of Operations for which there was a material change between the three and nine months ending September 30, 2002 and 2003.

Loss on Disposal of Assets

The loss on disposal of assets for the nine months ended September 30, 2003, can be attributed to partial retirements at Willow Lake Apartments as a result of the clubhouse renovation, stair bracket replacement and clubhouse landscaping, and at Sabal Park Apartments as the result of walkway and curb replacements.

Real Estate Taxes

Real estate tax increased $154,000, or 22%, for the nine months ended September 30, 2003, as compared to the same period in 2002. The increase is primarily due to the increased tax assessment at Willow Lake Apartments, partially offset by the decreased tax assessments at Park Place Apartments Phase I and Plainview Point Office Center Phase III.

Professional and Administrative Expenses

Professional and administrative expenses increased approximately $79,000 and $418,000 for the three and nine months ended September 30, 2003, respectively, as compared to the same periods in 2002. The increase is mainly the result of increased legal and professional fees related to our proposed merger and litigation filed by limited partners. See the following discussion under the caption “Proposed Merger,” and Part II, Item 1 of this Form 10-Q.

Professional and Administrative Expenses - Affiliated

Professional and administrative expenses - affiliated increased approximately $26,000, or 10%, for the nine months ended September 30, 2003, as a result of increased personnel costs. Professional and administrative expenses - affiliated are expenses incurred for services performed by employees of NTS Development Company, an affiliate of our general partner. These employee services include legal, finance and other services necessary to manage and operate our business.

Liquidity and Capital Resources

The following table sets forth the cash provided by or used in operating activities, investing activities and financing activities for the nine months ended September 30, 2003 and 2002.

Cash flows (used in) provided by:

	Nine Months Ended September 30, 2003	Nine Months Ended September 30, 2002
Operating activities	$ 1,589,999	$ 1,377,363
Investing activities	(735,215)	(86,866)
Financing activities	(1,535,404)	509,264
Net (decrease) increase in cash and equivalents	$ (680,620)	$ 1,799,761

Cash Flows

Net cash provided by operating activities increased approximately $213,000, or 15%, for the nine months ended September 30, 2003, as compared to the same period in 2002. The increase was primarily driven by the change in accounts payable, partially offset by reduced earnings from operations before noncash items.

The increase of approximately $648,000, in net cash used in investing activities during the nine months ended September 30, 2003, as compared to the same period in 2002, was primarily due to increased capital expenditures for a clubhouse renovation, a paving project and stair bracket replacements at Willow Lake Apartments and tenant finish at Plainview Point Office Center Phase III.

The increase of approximately $2,045,000 in net cash used in financing activities, during the nine months ended September 30, 2003, as compared to the same period in 2002, was primarily due to the fact that $2,000,000 in loan proceeds were received during the nine months ended September 30, 2002. The increase is also the result of an increase in principal payments made on mortgages payable.

Due to the fact that no distributions were made during the nine months ended September 30, 2003 or 2002, the table which presents that portion of the distributions that represents a return of capital on accounting principles generally accepted in the United States basis has been omitted.

Future Liquidity

We believe the current occupancy levels are adequate to fund the operations of our properties. However, our future liquidity depends significantly on our properties' occupancy remaining at a level which provides for debt payments and adequate working capital, currently and in the future. If occupancy were to fall below that level and remain at or below that level for a significant period of time, our ability to make payments due under our debt agreements and to continue paying daily operational costs would be greatly impaired. In addition, we may be required to obtain financing in connection with the capital improvements and leasing costs described below.

The demand on future liquidity is anticipated to increase as a result of the replacement of the roofs at both Willow Lake Apartments (26 buildings) and Park Place Apartments Phase I (23 buildings) all of which were installed using shingles produced by a single manufacturer. The shingles appear to contain defects which may cause roofs to fail. As the shingle manufacturer has declared bankruptcy, we do not expect to be able to recover any of the costs of the roof replacements in the event of any such failures. We do not have sufficient working capital to make all of the roof replacements at one time. As of September 30, 2003, five buildings at Willow Lake Apartments have had roofs replaced. The total cost of replacing all of the remaining roofs is estimated to be $880,000 ($20,000 per building).

The demand on future liquidity is also anticipated to increase as we continue our efforts in the leasing of Plainview Point Office Center Phase III. One tenant which occupied 16,895 square feet, or 27%, of the building, vacated its space on November 30, 2001. As a result of this vacancy, there will likely be a protracted period extending beyond 2003 for the property to become fully leased again. As of September 30, 2003 we have a commitment from a tenant to lease approximately 11,000 square feet of Plainview Point Office Center Phase III. The lease agreement calls for tenant finish, estimated to cost approximately $432,000 of which our share will be approximately $411,000. The tenant finish cost will be funded by loan proceeds of $400,000 from a note payable obtained October 1, 2003 and cash reserves. Through September 30, 2003, approximately $98,000 of the tenant finish cost has been incurred of which our share is approximately $93,000. It is estimated that an additional $285,000 will be needed for tenant finish costs in order to return the building to full occupancy. Our share of these additional costs will be approximately $271,000.

We anticipate using cash provided by operations and cash reserves to fund a portion of the capital improvements and leasing costs described above. However, we believe that funding these expenses will also require existing financing or additional financing secured by our properties and there is no assurance that this financing will be available.

We had no other material commitments for renovations or capital expenditures as of September 30, 2003.

Proposed Merger

On June 20, 2003, our general partner, along with the general partners of four public partnerships affiliated with us, reached an agreement in principle with representatives of the class of plaintiffs to settle the action captioned *Buchanan et al. v. NTS-Properties Associates et al.* (Case No. C 01-05090). The action was originally filed in the Superior Court of the State of California for the County of Contra Costa against the general partners and several affiliated individuals and entities in December 2001. The settlement is subject to, among other things, preparing and executing a settlement agreement to be presented to the court for preliminary and final approval. The proposed settlement would include releases for all of the parties for any of the claims asserted in the *Buchanan* litigation and the class action and derivative litigation filed in the Circuit Court of Jefferson County, Kentucky and captioned *Bohm et al. v. J.D. Nichols et al.* (Case No. 03-CI-01740).

As part of the proposed settlement, the general partners have agreed to pursue a merger of the partnerships along with other real estate entities affiliated with the general partners into a newly-formed partnership. The general partners would seek to list the limited partnership interests to be issued in the merger on a national securities exchange. The merger will be subject to, among other things, approval by holders of a majority of the limited partner interests in each partnership, final approval of the court in which the *Buchanan* litigation is pending and receipt by the general partners of an opinion regarding the fairness of the merger to the limited partners from a financial point of view. An independent appraiser has been retained to appraise all of the properties owned by the existing partnerships and affiliated entities that would be owned after the merger by the new partnership. The appraisal will be used in establishing exchange values which will determine the number of interests that will be issued to each existing partnership in the merger. The interests in the newly-formed partnership will be subsequently distributed to the limited and general partners in each existing partnership as though each partnership had been liquidated. The general partners have also retained a third party to provide an opinion on the fairness of the merger to limited partners from a financial point of view. For the nine months ended September 30, 2003, our share of the legal and professional fees for the proposed merger was approximately $110,000.

Website Information

Our website address is www.ntsdevelopment.com. Our annual reports on Form 10-K, quarterly reports on Form 10-Q, current reports on Form 8-K and amendments to those reports filed or furnished pursuant to Section 13(a) of the Securities Exchange Act are available and may be accessed free of charge through the "About NTS" section of our website as soon as reasonably practicable after we electronically file this material with, or furnish it to, the SEC. Our website and the information contained therein or connected thereto are not incorporated into this Quarterly Report on Form 10-Q.

Item 3 - Quantitative and Qualitative Disclosures About Market Risk

Our primary market risk exposure with regard to financial instruments stems from changes in interest rates. All of our debt bears interest at a fixed rate. A hypothetical 100 basis point increase in interest rates would result in an approximate $1,556,000 decrease in the fair value of debt.

Item 4 - Controls and Procedures

The Chief Executive Officer and Chief Financial Officer of NTS Capital Corporation, the general partner of our general partner, have concluded, based on their evaluation as of September 30, 2003, that our disclosure controls and procedures are effective for gathering, analyzing and disclosing the information we are required to disclose in our reports filed under the Securities Exchange Act of 1934. There have been no significant changes in our internal controls over financial reporting or in other factors that could significantly affect these controls subsequent to the date of the previously mentioned evaluation.

PART II - OTHER INFORMATION

Item 1 - Legal Proceedings

On October 1, 2003, in the litigation against our general partner, the general partners of four public partnerships affiliated with us and several individuals and entities affiliated with us captioned *Bohm et al. v. J.D. Nichols et al.* (Case No. 03-CI-01740) that is pending in the Circuit Court of Jefferson County, Kentucky, the judge granted the defendants' motion to extend a stay that had previously been agreed upon by the parties which expired on September 8, 2003. The stay will remain in effect only if the parties in the litigation captioned *Buchanan et al. v. NTS-Properties Associates et al.* (Case No. C 01-05090), filed against our general partner, the general partners of four public partnerships affiliated with us and several individuals and entities affiliated with us that is pending in the Superior Court of the State of California, seek preliminary approval of a settlement of that litigation by November 19, 2003 and the final settlement of the *Buchanan* litigation includes releases relating to the *Bohm* litigation. If these two conditions are satisfied, the stay will become permanent when the *Buchanan* settlement is subject to a final, non-appealable order.

Items 2 through 5 are omitted because these items are inapplicable or the answers to the items are negative.

Item 6 - Exhibits and Reports on Form 8-K

(a) Exhibits

(3) Amended and Restated Agreement and Certificate of Limited Partnership of NTS-Properties VI, a Maryland Limited Partnership. *

(3a) First Amendment to Amended and Restated Agreement of Limited Partnership of NTS-Properties VI, a Maryland Limited Partnership. **

(31.1) Certification of Chief Executive Officer Pursuant to SEC Rules 13a-15(e) and 15d-15(e), as adopted pursuant to Section 302 of the Sarbanes-Oxley Act of 2002. ***

(31.2) Certification of Chief Financial Officer Pursuant to SEC Rules 13a-15(e) and 15d-15(e), as adopted pursuant to Section 302 of the Sarbanes-Oxley Act of 2002. ***

(32.1) Certification of Chief Executive Officer Pursuant to Section 906 of the Sarbanes-Oxley Act of 2002. ***

(32.2) Certification of Chief Financial Officer Pursuant to Section 906 of the Sarbanes-Oxley Act of 2002. ***

(b) Reports on Form 8-K

None.

* *Incorporated by reference to documents filed with the Securities and Exchange Commission in connection with the filing of the Registration Statements on Form S-11 on March 22, 1985 (effective June 25, 1985) under Commission File No. 2-96583.*

** *Incorporated by reference to Form 10-K filed with the Securities and Exchange Commission for the fiscal year ended December 31, 1987 (Commission File No. 0-14695).*

*** *Attached as an exhibit to this Quarterly Report on Form 10-Q.*

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

NTS-PROPERTIES VI,
A MARYLAND LIMITED PARTNERSHIP

BY: NTS-Properties Associates VI,
General Partner,
BY: NTS Capital Corporation,
General Partner

/s/ Brian F. Lavin
Brian F. Lavin
President of NTS Capital Corporation

/s/ Gregory A. Wells
Gregory A. Wells
Chief Financial Officer of NTS Capital Corporation

Date: November 14, 2003

EXHIBIT INDEX

Exhibit Number	Description of Document
3	Amended and Restated Agreement and Certificate of Limited Partnership of NTS-Properties VI, a Maryland Limited Partnership. *
3a	First Amendment to Amended and Restated Agreement of Limited Partnership of NTS-Properties VI, a Maryland Limited Partnership. **
31.1	Certification of Chief Executive Officer Pursuant to SEC Rules 13a-15(e) and 15d-15(e), as adopted pursuant to Section 302 of the Sarbanes-Oxley Act of 2002. ***
31.2	Certification of Chief Financial Officer Pursuant to SEC Rules 13a-15(e) and 15d-15(e), as adopted pursuant to Section 302 of the Sarbanes-Oxley Act of 2002. ***
32.1	Certification of Chief Executive Officer Pursuant to Section 906 of the Sarbanes-Oxley Act of 2002. ***
32.2	Certification of Chief Financial Officer Pursuant to Section 906 of the Sarbanes-Oxley Act of 2002. ***

* *Incorporated by reference to documents filed with the Securities and Exchange Commission in connection with the filing of the Registration Statements on Form S-11 on March 22, 1985 (effective June 25, 1985) under Commission File No. 2-96583.*

** *Incorporated by reference to Form 10-K filed with the Securities and Exchange Commission for the fiscal year ended December 31, 1987 (Commission File No. 0-14695).*

*** *Attached as an exhibit to this Quarterly Report on Form 10-Q.*

Exhibit 31.1

CERTIFICATION
Pursuant to Section 302 of the Sarbanes-Oxley Act of 2002

I, Brian F. Lavin, certify that:

1. I have reviewed this Quarterly Report on Form 10-Q of NTS-Properties VI, a Maryland Limited Partnership;

2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;

3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;

4. The registrant's other certifying officers and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) for the registrant and have:

    a) designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;

    b) evaluated the effectiveness of the registrant’s disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

    c) disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officers and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant’s board of directors (or persons performing the equivalent functions):

    a) all significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and

    b) any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: November 14, 2003

/s/ Brian F. Lavin
President of NTS Capital Corporation,
General Partner of NTS-Properties Associates VI,
General Partner of NTS-Properties VI, a Maryland Limited Partnership

Exhibit 31.2

CERTIFICATION
Pursuant to Section 302 of the Sarbanes-Oxley Act of 2002

I, Gregory A. Wells, certify that:

1. I have reviewed this Quarterly Report on Form 10-Q of NTS-Properties VI, a Maryland Limited Partnership;

2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;

3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;

4. The registrant's other certifying officers and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) for the registrant and have:

   a) designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;

   b) evaluated the effectiveness of the registrant’s disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

   c) disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officers and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant’s board of directors (or persons performing the equivalent functions):

   a) all significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and

   b) any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: November 14, 2003

/s/ Gregory A. Wells
Chief Financial Officer of NTS Capital Corporation,
General Partner of NTS-Properties Associates VI,
General Partner of NTS-Properties VI, a Maryland Limited Partnership

Exhibit 32.1

CERTIFICATION OF CHIEF EXECUTIVE OFFICER PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 (18 U.S.C. SECTION 1350)

I, Brian F. Lavin, certify, pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that:

To the best of my knowledge and belief, the quarterly report on Form 10-Q filed with the Securities and Exchange Commission on November 14, 2003, by NTS-Properties VI, a Maryland Limited Partnership (the "Periodic Report") fully complies with the requirements of Section 13(a) of the Securities Exchange Act of 1934, and the information contained in the Periodic Report fairly presents, in all material respects, the financial condition and results of operations of NTS-Properties VI, a Maryland Limited Partnership.

A signed original of this written statement required by Section 906 has been provided to NTS-Properties VI, a Maryland Limited Partnership and will be retained by NTS-Properties VI, a Maryland Limited Partnership and furnished to the Securities and Exchange Commission or its staff upon request.

/s/ Brian F. Lavin
President of NTS Capital Corporation,
General Partner of NTS-Properties Associates VI,
General Partner of NTS-Properties VI, a Maryland Limited Partnership

Exhibit 32.2

CERTIFICATION OF CHIEF FINANCIAL OFFICER PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002 (18 U.S.C. SECTION 1350)

I, Gregory A. Wells, certify, pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that:

To the best of my knowledge and belief, the quarterly report on Form 10-Q filed with the Securities and Exchange Commission on November 14, 2003, by NTS-Properties VI, a Maryland Limited Partnership (the "Periodic Report") fully complies with the requirements of Section 13(a) of the Securities Exchange Act of 1934, and the information contained in the Periodic Report fairly presents, in all material respects, the financial condition and results of operations of NTS-Properties VI, a Maryland Limited Partnership.

A signed original of this written statement required by Section 906 has been provided to NTS-Properties VI, a Maryland Limited Partnership and will be retained by NTS-Properties VI, a Maryland Limited Partnership and furnished to the Securities and Exchange Commission or its staff upon request.

/s/ Gregory A. Wells
Chief Financial Officer of NTS Capital Corporation,
General Partner of NTS-Properties Associates VI,
General Partner of NTS-Properties VI, a Maryland Limited Partnership